SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
Milano Issaquah Apartments

2. Name of applicant:
Milano Issaquah Apartment LLC

3. Address and phone number of applicant and contact person:

12224 NE 8th Street

Office

Bellevue, WA98005

(425) 455-0375

Hossein Khorram

4. Date checklist prepared:

09.25.2020 SEPA submitted
5.27.22 City of Issaquah Planner Valerie Porter asked to resubmit due to lack of activity past 12 months
5.31.22 SEPA resubmitted

5. Agency requesting checklist:
City of Issaquah

6. Proposed timing or schedule (including phasing, if applicable):

December 17, 2018
Potential Redevelopment Information.

July 11, 2019
Collaboration Meeting.

March 17, 2020
Transportation Concurrency Application. Permit # CON20-00002

June 22, 2020
Preapplication Meeting. Letter # PRE20-00004.

October 11, 2020
Site Development Permit submittal. Permit# SDP20-00002

October 16, 2020
SEPA. Permit submittal # SEP20-00008, original submittal

Notice of Application to Public
October 17, 2020, Notice of Application
October 17, 2020 to December 1, 2020, Notice of Public Comment Period
File # SDP20-00002

November 18, 2020
Traffic Impact Analysis TIA20-00002.

June 26, 2021
Site Development Permit. Permit# SDP20-00002

April 29,2022
Site Development Permit submittal. Permit# SDP20-00002

May 6, 2022
Community Conference, application submittal

May 8, 2022
Neighborhood Meeting, application submittal

May 31, 2022
SEPA. new submittal requested by Valerie Porter, Associate Planner

September 2022
Building Permit Application submittal, forecast

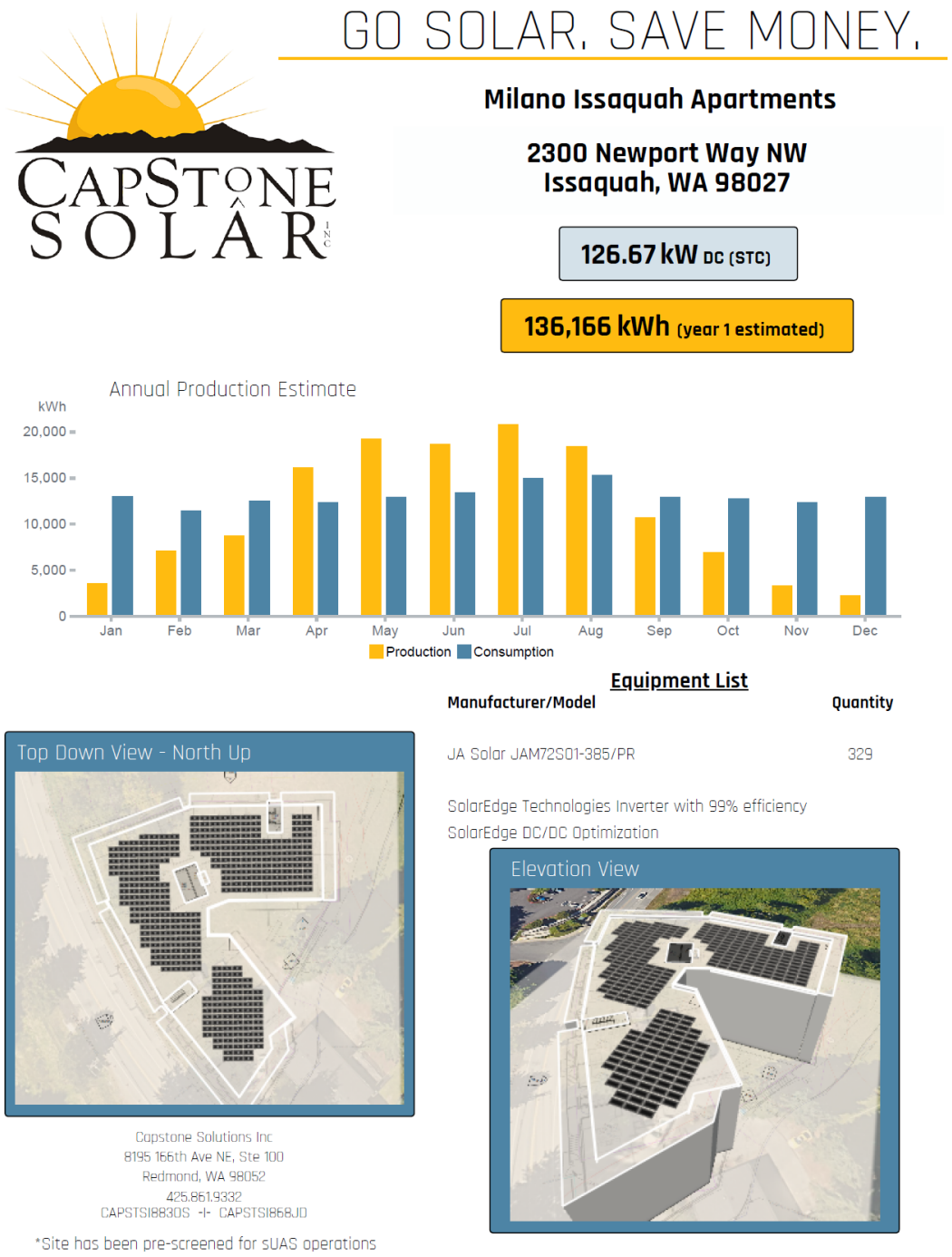
April 2023
Construction Commencement, forecast

December 31, 2024
Construction Completion, forecast

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
None at this time.

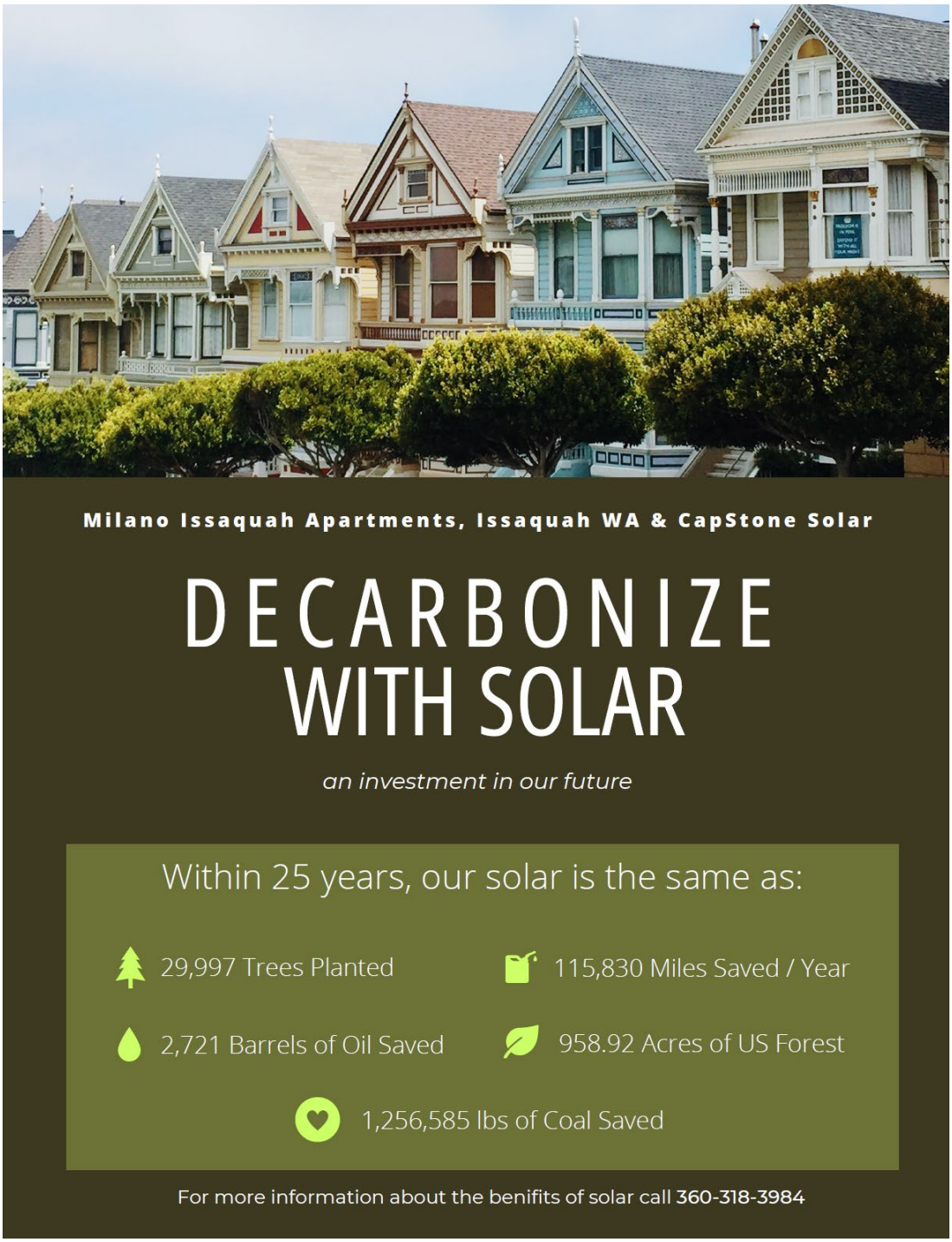
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
(see next page)

The Project with 329 roof top solar collectors (not visible from street as they are installed with 5% horizontal slope, 6" above the roof floor) will produce 136,166 KWH of energy every year and for 5 months a year, the house meters will export electricity to the grid. In fact, most of the electricity consumed by the interior and exterior common areas within this project will be provided for by solar energy.



In the next 25 years Decarbonation with solar collectors will provide equal sustainability to:

- **29,997 Trees Planted**
- **2,721 Barrels of Oil Saved**
- **115,830 Miles Saved/ Year**
- **958.92 Acres of U.S. Forest**
- **1,256,585 lbs of Coal Saved**



Parking Spaces with, Electric Vehicle ("EV") Charging Stations

Issaquah Municipal Code (" IMC") 18.09.140 requires that 10% of multifamily residential buildings parking's stations to be Electric Vehicle ("EV") supply equipment (EVSE) parking spaces and 30% of stalls be EV-ready parking spaces, as shown in the below table A.1.

CT4021

Project Compliance

Project will provide and install enough charging stations so that over 30 parking stalls, 3 times over what IMC requires, will have access to electric vehicle charging stations, with most of its electricity provided by solar energy.

Table A.1 Residential Electric Vehicle (EV) Charging Infrastructure

Use[1]	Number of EVSE Parking Spaces	Number of EV-Ready Parking Spaces
New multifamily (R1 and R-2, and I-2 occupancies) and any other multi-unit residential building not meeting the definition of "multifamily residential building" under the state building code, RCW 19.27.015(4)	10% of total parking spaces	30% of total parking spaces
Existing multifamily buildings undergoing substantial improvement[2] (R1, R-2, and I-2 occupancies) and any other multi-unit residential building not meeting the definition of "multifamily residential building" under the state building code, RCW 19.27.015(4)	10% of total parking spaces	20% of total parking spaces

The First ENERGY STAR® Certified EV Charger

Leadership in Energy and Environmental Design ("LEED") Compliance

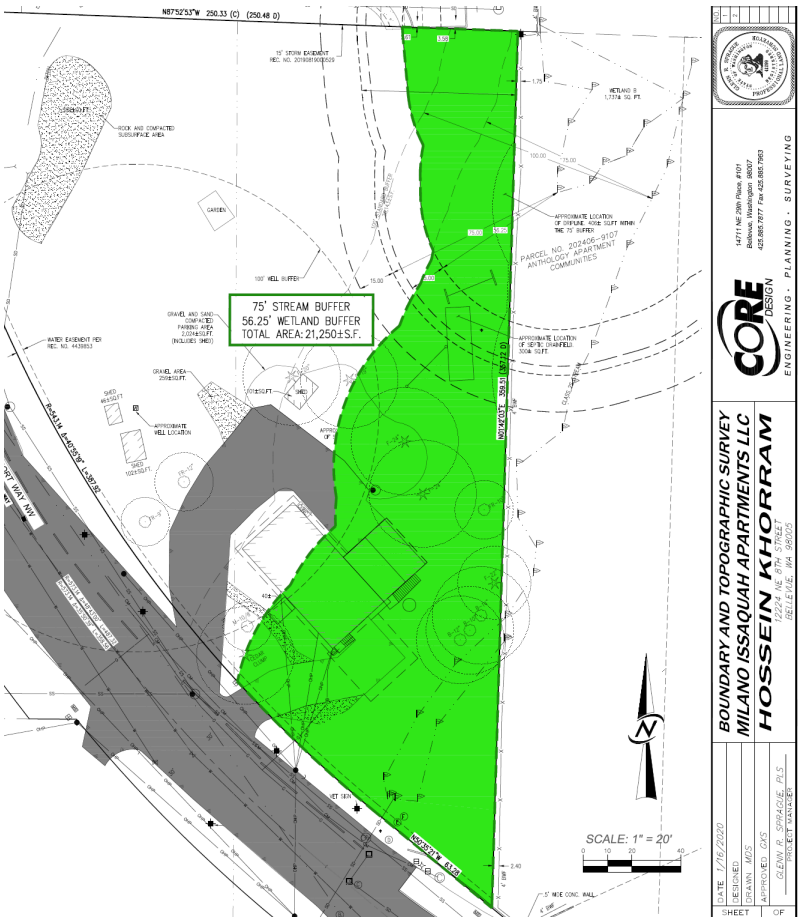
Project will pursue LEED or a similar nationally recognized certification. Leadership in Energy and Environmental Design ("LEED") is an internationally recognized Green Building Council certification system providing third party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts

Stream and Wetland Buffers Enhancements

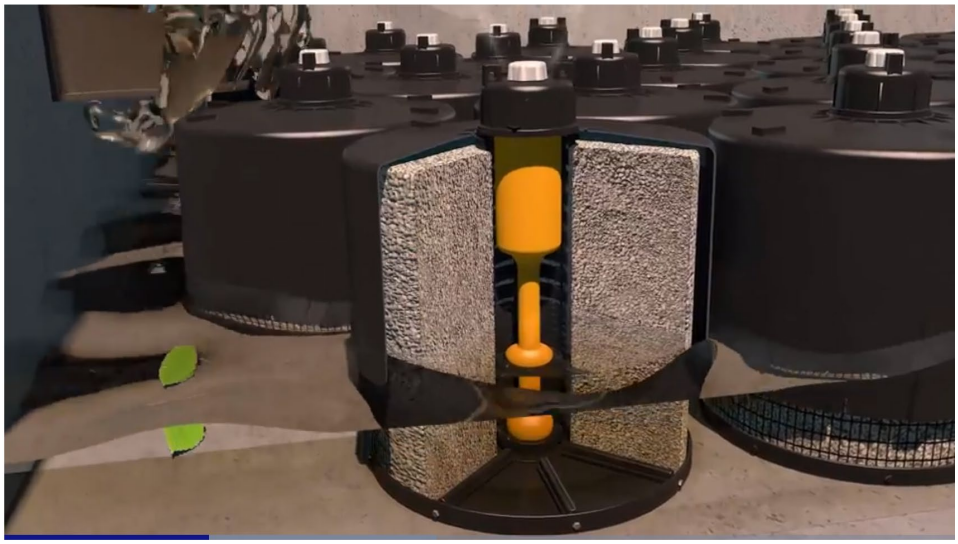
- **About 7,710 sq ft of non-conforming impervious space will be removed from the standard Schneider Creek stream ("Stream") buffer. This non-conforming space includes but is not limited to house, garage, storage, septic tank, drain field, driveway, sidewalk and compacted crushed rock drive way.**

- **Possible underground fuel storage tank will be removed and any ground petroleum contaminated soil will be removed and/or mitigated under WA. State Department of Ecology Standards.**

- **An area of 21, 250 sq ft or 37% of the site carved out from the reduced Stream (75') and wetland B ("Wetland") (56.25') buffers will be restored to their original pristine vegetated condition by removing all impervious spaces and invasive plant species. Finally, all humans, pest and vehicles will be restricted from access to the post construction Stream and Wetland buffers to this 21,250 sq ft newly created natural growth protection area.**



Stormwater generated onsite will be treated by a water quality vault for enhanced treatment. The treated and un-detained runoff will be pumped to a detention vault. The mitigated flows from the vault then gravity flow to a new catch basin placed on an existing storm line within the public easement north in the Revel Issaquah property, to then gravity flow to the east. Runoff from the 10' wide pedestrian pathway along the east of the site will sheet flow disperse runoff towards the buffer in the east. This sheet flow runoff will support the base flow of Schneider Creek throughout the year. For more information on stormwater, see the Milano Stormwater Approach document prepared by Core Design, Inc. dated April 2020. All stormwater facilities will follow the standards from the 2019 Ecology Stormwater Management Manual for Western WA (2019 SWMMWW), along with a new 2022 City Addendum to the adopted storm design manual.



The Project will protect healthy stands of prominent trees, plant street trees and trees along the Green Necklace to improve the tree canopy and aid in stormwater management in Central Issaquah. The Project will do so by removing no significant tress from within the reduced Stream and Wetland buffer. Project proposes to replace the 5 to be removed significant trees with 120 new trees. The Project will increase both the number of trees by 24 times, and the significant trees diameter inches by 2.6 times from the existing tree cover condition. This major improvement will provide proper screening and protection for wildlife.

For those tree lovers the proposed solar system will decarbonize the envoromnent by 1200 trees and year.

Through Block Passage

The proposed through Block Passage Community Space is to "connect the building and site uses to the natural area … Updated Dessin Manual ("UD" .2.3.2.3) in order to "… respect, reinforce and strengthen green assets ." (UD.1.1.1) .
Further, by placing, this "Public access- walkways between regulated creek or wetland open space and the building frontage" (UD.2.3.2.3.d) we are putting a Community Space which is an active use in between the natural areas and the building Central Issaquah Development and Design Standards ("CIDDS" Chapter 2, Definitions) . This placement is further justified as "Community Spaces shall be framed by placing a building or a strong edge on at least one side, preferably more." (CIDDS 13.2.B.1).
The proposed Through Block Passage Community Space would provide an artistic, educational, and interactive Public Realm for the neighborhood to meet, walk, bike and relax in (CIDDS 11.1)

Environmental Noise to and from the Site Mitigation

To ensure the noise levels remain within the range of levels that are within the recommended range of noise levels for residential use, construction methods for increased noise reduction will need to be implemented. The project acoustical engineer will evaluate and provide design for mitigation against excessive environmental noise to and from the site during and post construction periods. See the Site Noise Study attached.

All documents submitted with Site Development Permit submittal of April 29, 2022 or earlier submittals.

Critical Areas Report Peer Review, September 17, 2021, attached to this report.

Critical Areas Report and Mitigation Plan, September 18, 2020, revised March 23, 2022

Response to City Comments & TWC Peer Review, April 27, 2022

Summary of CIDDS Ch10 Trees- Responses for SDP submittal, April 27, 2022

Preliminary Technical Information Report, Rev 2. April 27, 2022

Civil Plans 4.28.22

Request for Deviation from Stormwater Standards to Reduce Below Grade Setbacks, April 27, 2020

Preliminary Landscape Plan April 28, 2022

Geotechnical Engineering Study, September 25, 2020

Phase 1 Environment Site Assessment, June 17, 2019

Arborist Report, September 2020

Response to Tree Retention per CIDDS, April 27, 2022

Project Narrative, April 29, 2022

Milano Apartments -- PM and Illumination Plans -- Third Submittal – April 26, 2022
Milano Issaquah Apartments - Revised Transportation Impact Study, April 26, 2020

Talasaea response to city comments & TWC peer review Submitted April 29, 2022, but also attached to this SEPA report

Milano Apartment Homes Site Noise Study, attached to this SEPA report

Steep Slope Evaluation, submitted earlier, but also attached to this SEPA report

Survey of Combined Stream and Wetland Exhibit, submitted April 29, 2022, but also attached to this SEPA report

Milano Issaquah Apartments Through Block Passage Narrative and plans, submitted April 29, 2022, but also attached to this SEPA report

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None at this time

10. List any government approvals or permits that will be needed for your proposal, if known.
Site Development Permit – Level 3 Review
SEPA Review
Traffic Impact Analysis
Site Work
Building Permit
Fire Alarm and Fire Sprinkler Permits
Landscape
Electrical

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Obtain SEPA and Site Development Permit approvals for this 57,928 sq ft, zooned Village Residential site to remove the existing 1961 environmentally non-conforming 2,920 sq ft single family residence with about 7,710 sq ft of impervious space from the standard Stream buffer. The current single-family structure and impervious space encroaches about 60 ft into the 75 ft Stream Buffer. Developer is proposing for a 25% Wetland and Stream buffer reductions to construct 104 environmentally sustainable apartments, on 5 residential levels (Type V-A construction) with solar collectors, electric charging stations, LEED or a similar nationally recognized conservation

program compliant with about 92 Market Rate and about 12 Affordable Units apartment homes utilizing 93 parking stalls, two of which will be load/unload, in two underbuilding parking levels (Type I-A construction).

Wetland Buffer Reduction

IMC allows buffer 25% Wetland buffer reduction for depleted wetlands, in exchange of restoring the remaining 75% to original vegetated condition under certain circumstances as better described below.

Pursuant to IMC 18.10.650(D)(3) – Wetland Buffer Reduction with Buffer Vegetation Enhancement, standard wetland buffer widths may be reduced when enhancement of the existing wetland buffer vegetation would demonstratively improve water quality and habitat functions. Being that a portion of the wetland buffer located on the Revel property to the north is covered with impervious surfaces, and on the Milano property by mowed lawn (invasive species) , the buffer may benefit from Restoration. The Client will reduce the buffer of Wetland from its 75-foot standard buffer to a 56.25-foot reduced buffer. This width reduction will result in a net loss of 2,850 sf of on-site wetland buffer but it will restore the remaining wetland buffer to its original vegetated condition, while closing it to all access. Per 18.10.650(D)(3)(b), A wetland buffer may qualify for a buffer reduction under this section when:

(1) The wetland buffer proposed to be enhanced/reduced meets all of the following characteristics:

(A) More than forty (40) percent of the buffer area is covered by nonnative and/or invasive plant species; or

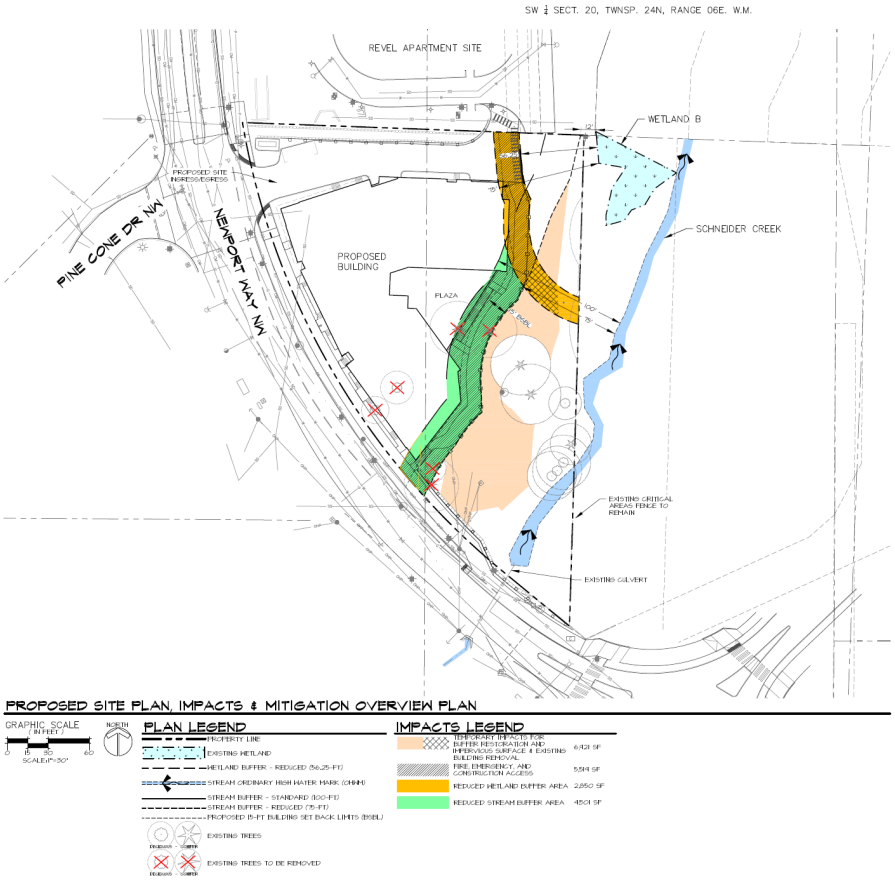
Approximately 91% of the on-site wetland buffer is covered with maintained non native (mowed) lawn. The remaining percentage is occupied by black cottonwood (Populus balsamifera).

(B) Tree and/or shrub vegetation cover less than twenty-five (25) percent of the buffer area; and

The entire wetland buffer found on-site is vegetated with maintained lawn and black cottonwood. There is no shrub layer, thus, only tree cover is quantified. Survey of on-site tree canopy indicates that 407 sf of the total 7,136 sf of on-site wetland buffer is covered by tree canopy (approximately 5%). This is well below the 25% threshold required per IMC 18.10.650D3(b).

(C) The wetland buffer has slopes of less than twenty-five (25) percent. Based on LiDAR analysis, the slope of the wetland buffer is approximately 5% on the property.

See Critical Area Report and Mitigation Plan (“CAR”) Sheet W2.0 attached and next page.


SW ¼ SECT. 20, TWNSP. 24N, RANGE 06E. W.M.
REVEL APARTMENT SITE
WETLAND B
PROPOSED SITE INGRESS/EGRESS
PINE CONE DR NW
NEWPORT WAY NW
SCHNEIDER CREEK
PROPOSED BUILDING
PLAZA
EXISTING CRITICAL AREAS FENCE TO REMAIN
EXISTING CULVERT
PROPOSED SITE PLAN, IMPACTS & MITIGATION OVERVIEW PLAN
GRAPHIC SCALE (IN FEET)
NORTH
SCALE:1"=30'
PLAN LEGEND
PROPERTY LINE
EXISTING WETLAND
WETLAND BUFFER - REDUCED (56.25-FT)
STREAM ORDINARY HIGH WATER MARK (OHWM)
STREAM BUFFER - STANDARD (100-FT)
STREAM BUFFER - REDUCED (75-FT)
PROPOSED 15-FT BUILDING SET BACK LIMITS (BSBL)
EXISTING TREES
EXISTING TREES TO BE REMOVED
IMPACTS LEGEND
TEMPORARY IMPACTS FOR BUFFER RESTORATION AND IMPERVIOUS SURFACE & EXISTING BUILDING REMOVAL 6,421 SF
FIRE, EMERGENCY, AND CONSTRUCTION ACCESS 5,514 SF
REDUCED WETLAND BUFFER AREA 2,850 SF
REDUCED STREAM BUFFER AREA 4,501 SF


N87°52'37"W 250.33 (C) (250.48 D)
75' STREAM BUFFER
56.25' WETLAND BUFFER
TOTAL AREA: 21,250±S.F.
NEWPORT WAY NW
PINE CONE DR NW
TERRA HIGHLANDS DIV. 2
VOL. 135, PGS. 70-71
TRACT A
AREA NOTES
SCALE: 1" = 20'

Schneider Creek Stream Buffer Reduction

IMC allows buffer Stream buffer reduction with removal of legally nonconforming impervious surface area, in exchange of restoring the remaining buffer to its original vegetated condition under certain circumstances as better described below.

Pursuant to IMC 18.10.790.D(5) – Stream Buffer Reduction with Removal of Impervious Surface Area, the standard stream buffer area may be reduced at a 1:1 ratio with the removal of existing, legally nonconforming impervious surface area located within the stream buffer area. A 25% reduction in the Schneider Creek buffer not contained within the reduced Wetland B buffer would require the removal of 4,501 sf impervious surface. The additional requirements of IMC 18.10.790.D(5) and the projects compliance with these requirements is discussed in further detail below:

• the removed impervious area shall be located closer toward the stream than the proposed buffer reduction area;

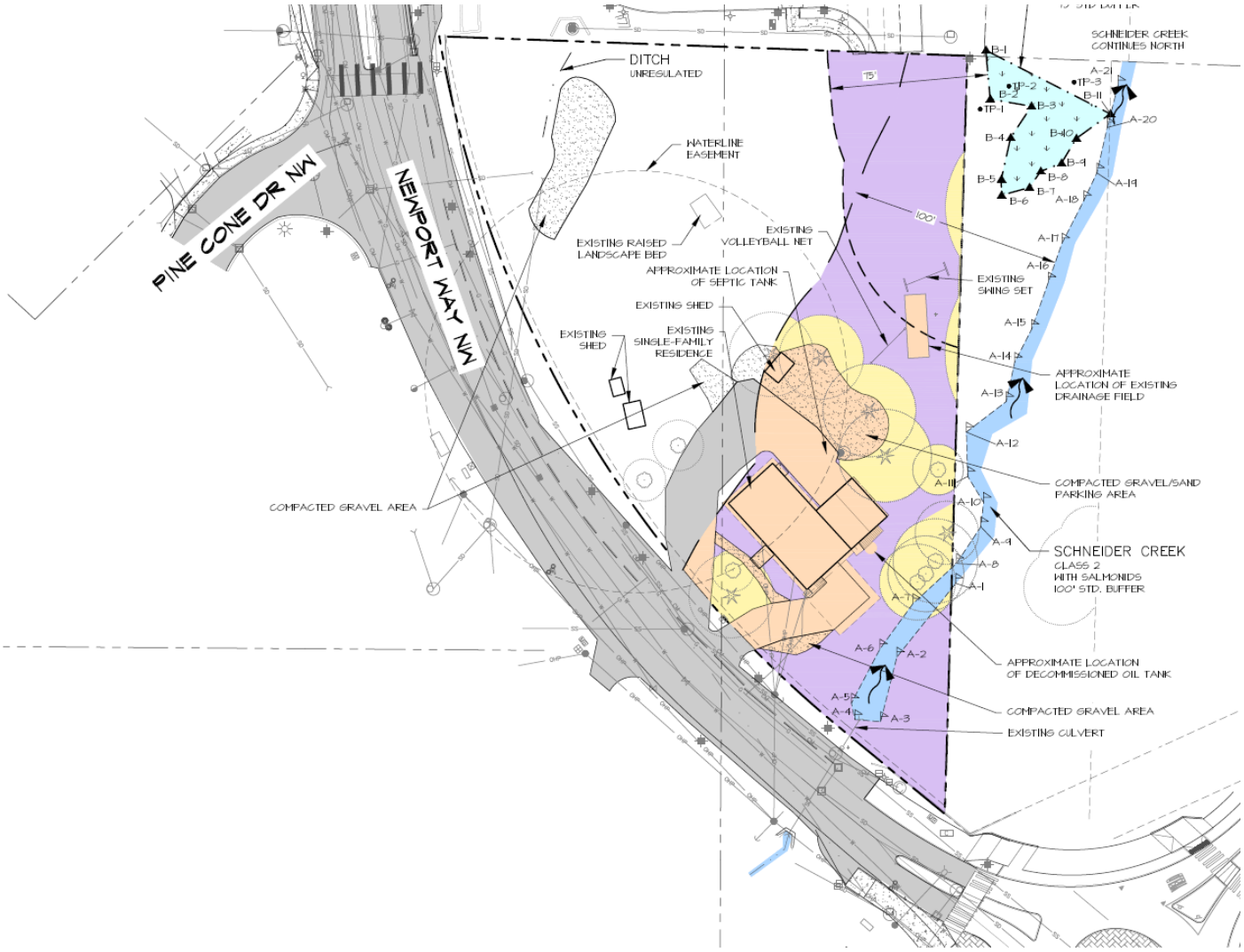
There is approximately 11,905 sf of impervious surface found on the property. The Milano Issaquah Apartments development will remove the approximately 7,949 sf found within the standard Schneider Creek buffer, see the (see CAR Sheet W1.0 of Appendix A, also attached and shown next page). These impervious surfaces include a septic tank drain field, abandoned fuel tanks, and the existing residence and its associated drive aisles which are located as close as 20 feet from Schneider Creek. Impervious surfaces removed will exceed the required amount by 3,448 sf.

• The removed impervious area shall be restored with native vegetation, consistent with the stream buffer enhancement plan requirements in subsection (D)(4)(c)(3) of this section; and

On-site mitigation is outlined in Chapter 7 of the Critical Area Report.

• Existing site characteristics, including buffer vegetation, slopes, etc., and proposed development shall be considered in determining the location of the allowed reduced buffer area.

Mitigation will be specific to the characteristics of the Site (see CAR, Sheet W2.1 of Appendix A, also attached).



EXISTING CONDITIONS PLAN

GRAPHIC SCALE (IN FEET)
0 15 30 60
SCALE: 1"=30'

NORTH

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- ▲A-# WETLAND FLAG LOCATION
- •TP-# SOIL TEST PIT LOCATION
- WETLAND BUFFER - STANDARD (75-FT)
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- STREAM BUFFER - STANDARD (100-FT)
- A-# STREAM OHWM FLAG LOCATION
- EXISTING 2-FT CONTOURS
- EXISTING TREES & DRIPLINES (DECIDUOUS - CONIFER)
- EXISTING TREE CANOPY - ESTIMATED FROM AERIAL IMAGE

EXISTING BUFFER VEGETATION LEGEND

EXISTING TREE CANOPY WITHIN 100-FT STREAM BUFFER	4,841 SF
EXISTING MOWN GRASS WITHIN 100-FT STREAM BUFFER	14,196 SF
IMPERVIOUS SURFACE WITHIN 100-FT STREAM BUFFER	7,949 SF

Fire Department has reviewed the proposed site plan and was <u>generally</u> fine with the proposed with the need of further review in the Site Development Permit.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposed project would be located at 2300 Newport Way NW, Issaquah, WA. 98027

Legal Description:

THAT PORTION OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF STATE HIGHWAY NO. 2-D AT A POINT 149.08 FEET NORTH, AS MEASURED AT RIGHT ANGLES, OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 20, SAID NORTH LINE BEARS NORTH 89°40'52" EAST;

THENCE SOUTH 88°21'25" EAST 501.50 FEET;

THENCE SOUTH 2°11'08" WEST 405.95 FEET;

THENCE NORTH 87°53'56" WEST 209.11 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 1°41'00" WEST 357.12 FEET, MORE OR LESS, TO SAID EASTERLY MARGIN OF HIGHWAY;

THENCE NORTHERLY ALONG SAID HIGHWAY MARGIN 450.10 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 87°53'56" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 87°53'56" EAST 250.48 FEET MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON.

<u>PRACEL #</u>: 202406-9057

B. Environmental Elements

1. *Earth*

a. General description of the site:

(circle one) Flat, rolling, hilly, steep slopes, mountainous, other **Mostly flat except the <u>Newport Way Elevated man-made roadway built-up.</u>**

b. What is the steepest slope on the site (approximate percent slope)?

Approximately 33% (but not more than 40%) at the manmade roadway built-up., see Geotechnical Engineer's Steep Slope Evaluation letter, attached.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The near surface soils are not of agricultural significance. Surface topsoil will be stripped as part of site grading. The deeper peat layer will remain in place and mitigation will be accomplished by completing ground improvement to support the building and achieve settlement tolerances.

Subsurface soils generally consist of a shallow topsoil layer, overlying fill soils, medium dense to dense recent deposits and dense to very dense/hard glacial deposits. The fill material generally consists of sand with variable silt, clay and gravel content. The recent deposits consist of medium dense to dense sand with variable silt and gravel content.

The topsoil and fill layers typically extend to 5 to 8 feet bgs. The underlying recent deposits typically consist of medium dense granular soils with the exception of a highly compressible organic silt/peat in borings B-2 and B-3 at a depth ranging from about 5 to 10 feet bgs. The glacial deposits encountered at depth consist of dense to very dense sand with variable silt and gravel content as well as hard silt with variable sand content. The glacial deposits were encountered at a depth ranging from 20 to 25 feet in borings B-1 through B-3.

The shallower explorations in the central and east portions (B-4 through B-7) of the property and building footprint generally encountered fill overlying loose to dense sand and gravel (recent deposits) to a boring termination depth ranging from 21.5 to 26.5 feet bgs.

See the Geotechnical Engineering Study report for more information.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No evidence of unstable soil. See the section c. above for more detail.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

About 5800 cubic yard export and import, sources to be determined.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Varierty of erosion control methods will utililzed to bring erosion to almost zero.
All stormwater facilities will follow the standards from the 2019 Ecology Stormwater Management Manual for Western WA (2019 SWMMWW), along with a new 2022 City Addendum to the adopted storm design manual. Will use various erosion control methods listed in the earlier said standards, including but not limited to erecting and maintain silt fence all around property and around Stream (double silt fence around the Stream). Additionally, will use effective and feasible sedimentation control methods.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Total New and Replaced Impervious Area=	**30,367 sq ft**
Site Area per Survey	**57,928 sq ft**
ROW Dedication	**<2,682 >sq ft**
Site Area, minus ROW dedication	**55,246 sq ft**

Percentage of Site Impervious Area= 30,367/55,246 x100= 54.97%
Maximum allowed is 80% and the proposed with 54.97% is significantly below this limit.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Sil fence, mitigation plantings, seeding, construction entrance, cover measurements will be all used to reduce erosion impacts during construction. During construction, erosion control will be compliance with the standards from the 2019 Ecology Stormwater Management Manual for Western WA (2019 SWMMWW), along with a new 2022 City Addendum to the adopted storm design manual.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Minor emissions from operation of earth moving machinery and vehicles. These quantities are small but are unknown at this time. We will do best we can to eliminate them as much as possible. Will utilize reasonable emission control methods. Prevailing wind will not carry emissions if any to single family neighborhoods.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

I-90 freeway and Newport Way NW, noise, emissions and odors. Acoustical Engineer will mitigate against environmental noise to and from the site. Prevailing wind will not carry emissions and odors if any to single family neighborhoods.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

1) Setbacks, soundproofing and conservation measures.
2) During demolition, excavation and construction, debris and exposed areas would be sprinkledas necessary to control dust; a truck wash and quarry spall areas would be provided on-site for vehicles prior to exiting the site; and truck loads and routes would be monitored to minimize dust-related impacts. Departing dump truck tires will washed and street sweepers will be utilized in vicinity of the site during export and import.

3) Using well-maintained equipment will reduce emissions from construction equipment and construction-related trucks. Prolonged periods of vehicle idling will be avoided.
4) Use electrically operated small tools in place of gas-powered small tools, wherever feasible.
5) Trucking building materials to and from the project site would be scheduled and coordinated to minimize congestion during peak travel times associate with adjacent roadways.
6) Construct 10 ft tall masonry acoustical enclosure around the generator.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Stream
One (1) stream, known as Schneider Creek, was identify as occurring partially on the property and is classified as is a Class 2 stream with Salmonids.

Wetland
One (1) Slope wetland (Wetland B) is offsite, northwest of the property, within the Anthology Apartment natural growth protection area.

See the Issaquah Milano Apartments (SDP20-00002) Critical Areas Report Peer Review attached for more information as to the Stream and Wetland ratings.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

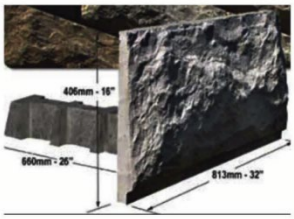
On 12.18.22 City of Issaquah stated in writing: "The Washington State Department of Fish and Wildlife (WDFW) and Indian tribes require that the Schneider Creek culvert under Newport Way be replaced when construction alters the creek or culvert as part of any Newport Way improvements. If this property redevelops prior to the construction of the City's corridor project, the City or other permitting agencies may request this development to replace the culvert if construction alters the creek or culvert. Under current City code, the City of Issaquah cannot require the developer to replace the Schneider Creek culvert under Newport Way, unless the developer alters the creek or culvert in some way that would make it more difficult for fish passage." [emphasis added], See Project Narrative for the City's letter.

To perform ROW improvements required by the City of Issaquah the developer will extend the existing Lock and Load retaining wall, see below cut sheet, as shown on the plans <u>without developer altering the creek or culvert in some way that would make it more difficult for fish passage.</u> [emphasis added]

The improvement shown to the right was performed by the Anthology Apartments developer and we will take the same precautions so not to trigger culvert replacement threshold.

KEYSTONE™ WALL REINFORCING SCHEDULE

WALL HEIGHT "H"	LAYER NO.	REINFORCEMENT LENGTH "L" (USE MIRAFI OR EQUIVALENT)	HEIGHT "H" (feet)
4.0 feet	1	4.0 5XT	1.66
6.0 feet	1 2	4.0 5XT 4.0 5XT	1.33 2.66
8.0 feet	1 2 3	6.0 5XT 6.0 5XT 6.0 5XT	1.66 2.66 4.66
10.0 feet	1 2 3 4	8.0 5XT 8.0 5XT 8.0 5XT 8.0 5XT	1.66 2.66 4.66 6.66
12.0 feet	1 2 3 4 5	9.0 5XT 9.0 5XT 9.0 5XT 9.0 5XT 9.0 5XT	1.66 2.66 4.66 6.66 8.66



Standard Gray Colored Panel

The Project Environmental Engineer completed the HPA permit for the ROW improvement, but could not submit. Washington State Department of Fish and Wildlife will process HPA permits only after issued SEPA report. On the April 19, 2022, City of Issaquah stated HPA permit is required as part of the construction (SW) permit review and approval.

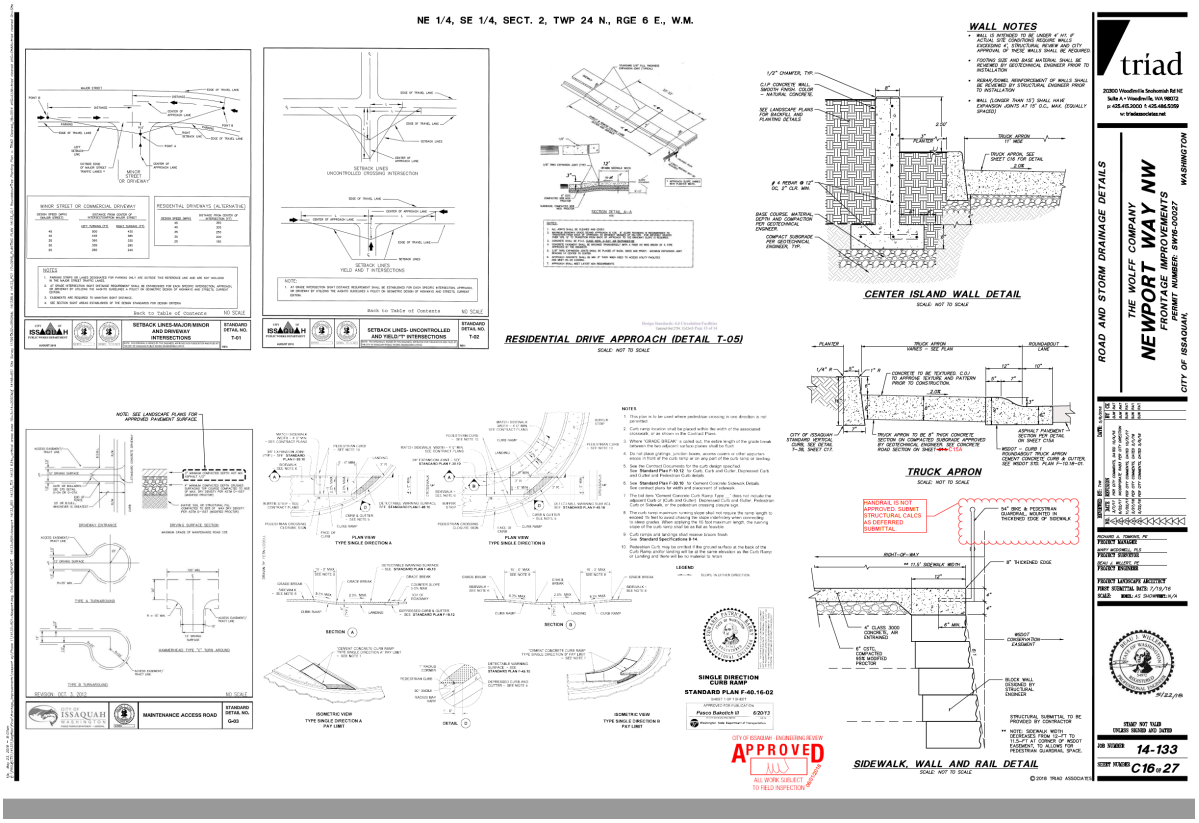
On 4.19.22 City of Issaquah stated in an email: "The Washington State Department of Fish and Wildlife (WDFW) and Indian tribes require that the Schneider Creek culvert under Newport Way be replaced when construction alters the creek or culvert as part of any Newport Way improvements. If this property redevelops prior to the construction of the City's corridor project, the City or other permitting agencies may request this development to replace the culvert if construction alters the creek or culvert. Proposed construction around/over the culvert requires an HPA from WDFW. Provide City with a copy of the HPA and adequately address the culvert staff comment on sheet SDP-08."

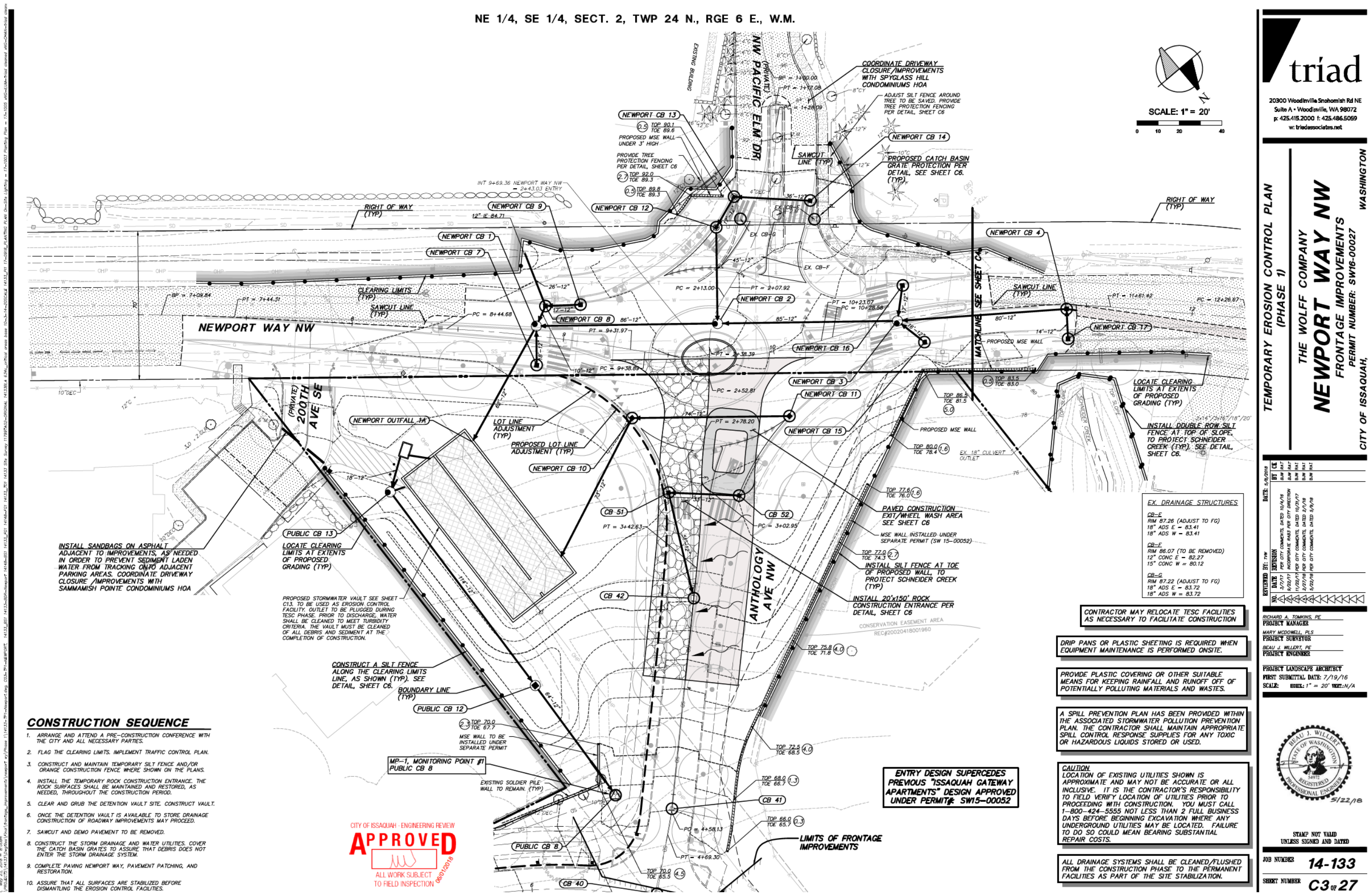
The developer will use the same design and construction methods used by Anthology Apartments when it performed the ROW improvements in the Schneider Creek buffer, so no Culvert replacement will be required.

The Alterations definition of IMF 18.10.390 was defined in practice by the approved Anthology Apartments construction documents. See the applicable Anthology Apartments construction documents, attached.
IMF 18.10.390 Alteration: Any human-induced action which adversely impacts[emphasis added] the existing condition of a critical area. Alterations include, but are not limited to, grading; filling; dredging; draining; channeling; cutting, pruning, limbing or topping, clearing, relocating or removing vegetation; applying herbicides or pesticides or any hazardous or toxic substance; discharging pollutants (excluding treated storm water); grazing domestic animals; paving (including construction and application of gravel); modifying for surface water management purposes; or any other human activity that adversely impacts [emphasis added] the existing vegetation, hydrology, wildlife or wildlife habitat. Alteration does not include walking, passive recreation, fishing or other similar activities

For now the Site Development Permit plans show conceptual compliance to meet all requirements. The construction documents will show plans and specifications showing step by step compliance with for: 1) project does not alter Schneider Creek or the existing culvert; 2) no impact to the existing culvert on Schneider Creek; 3) Demonstrate all construction activities for the project and proposed culvert modification are outside the Ordinary High-Water Mark (OHWM) of Schneider Creek.; 4) Demonstrate the project and proposed culvert modification do not "alter" the creek;5) Revise the Plan/Storm TIR to follow the above criteria to adequately demonstrate the proposed project does not alter Schneider Creek or the existing culvert.

Below you will find relevant pages of Anthology SW16-00027 Approved Frontage Improvement Plans, are below to illustrate the level of care acceptable to the City.




NE 1/4, SE 1/4, SECT. 2, TWP 24 N., RGE 6 E., W.M.
SCALE: 1" = 20'
triad
TEMPORARY EROSION CONTROL PLAN (PHASE 1)
THE WOLFF COMPANY
NEWPORT WAY NW
FRONTAGE IMPROVEMENTS
PERMIT NUMBER: SW16-00027
CITY OF ISSAQUAH, WASHINGTON
NEWPORT WAY NW
NW PACIFIC ELM DR
ANTHOLOGY AVE NW
200TH AVE SE
CONSTRUCTION SEQUENCE
CONTRACTOR MAY RELOCATE TESC FACILITIES AS NECESSARY TO FACILITATE CONSTRUCTION
DRIP PANS OR PLASTIC SHEETING IS REQUIRED WHEN EQUIPMENT MAINTENANCE IS PERFORMED ONSITE.
PROVIDE PLASTIC COVERING OR OTHER SUITABLE MEANS FOR KEEPING RAINFALL AND RUNOFF OFF OF POTENTIALLY POLLUTING MATERIALS AND WASTES.
A SPILL PREVENTION PLAN HAS BEEN PROVIDED WITHIN THE ASSOCIATED STORMWATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL MAINTAIN APPROPRIATE SPILL CONTROL RESPONSE SUPPLIES FOR ANY TOXIC OR HAZARDOUS LIQUIDS STORED OR USED.
ALL DRAINAGE SYSTEMS SHALL BE CLEANED/FLUSHED FROM THE CONSTRUCTION PHASE TO THE PERMANENT FACILITIES AS PART OF THE SITE STABILIZATION.
ENTRY DESIGN SUPERCEDES PREVIOUS "ISSAQUAH GATEWAY APARTMENTS" DESIGN APPROVED UNDER PERMIT# SW15-00052
LIMITS OF FRONTAGE IMPROVEMENTS
CITY OF ISSAQUAH · ENGINEERING REVIEW
APPROVED
ALL WORK SUBJECT TO FIELD INSPECTION
JOB NUMBER 14-133
SHEET NUMBER C3 of 27

The existing Lock and Load wall will be extended while taking all the required construction precautions.

<u>The Lock and Load wall will be over 14 ft away from the OHWM at its closest point.</u>

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NO fill and dredge material that would be placed in or removed from surface water or wetlands and NO area of the site, withing the reduced Wetland, Stream Buffers would be <u>adversely impacted</u>.

IMF 18.10.390 Alteration: Any human-induced action which <u>adversely impacts</u> [emphasis added] the existing condition of a critical area. Alterations include, but are not limited to, grading; filling; dredging; draining; channeling; cutting, pruning, limbing or topping, clearing, relocating or removing vegetation; applying herbicides or pesticides or any hazardous or toxic substance; discharging pollutants (excluding treated storm water); grazing domestic animals; paving (including construction and application of gravel); modifying for surface water management purposes; or any other human activity that <u>adversely impacts</u> [emphasis added] the existing vegetation, hydrology, wildlife or wildlife habitat. Alteration does not include walking, passive recreation, fishing or other similar activities

The Anthology Apartments work, shown to the right will be extended with the same type and color of Lock and Load wall.

All work will be performed over 14 ft away from the Stream's OHWM.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water is proposed to be diverted or withdrawn.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No waste materials are proposed to discharge to surface waters.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater withdrawals.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Water material would not be discharged into the ground from septic tanks or other sources. The proposed building would connect to the City's sewer system and would discharge directly to the sewer system.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater generated onsite will be treated by a water quality vault for enhanced treatment. The treated and un-detained runoff will be pumped to a detention vault. The mitigated flows from the vault then gravity flow to a new catch basin placed on an existing storm line within the public easement north in the Revel Issaquah property, to then gravity flow to the east. Runoff from the 10' wide pedestrian pathway along the east of the site will sheet flow disperse runoff towards the buffer in the east. This sheet flow runoff will support the base flow of Schneider Creek throughout the year. For more information on stormwater, see the Milano Stormwater Approach document prepared by Core Design, Inc. dated April 2020. All the stormwater facilities will follow the standards from the 2019 Ecology Stormwater Management Manual for Western WA (2019 SWMMWW), along with a new 2022 City Addendum to the adopted storm design manual.

See Civil plans for more detail.

2) Could waste materials enter ground or surface waters? If so, generally describe.
No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. The natural discharge location of the site will remain.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The use of silt fencing and hay bales and temporary surface water detention pond during construction. Post construction the stormwater generated onsite will be treated by a water quality vault for enhanced treatment

4. Plants

a. Check the types of vegetation found on the site:

____deciduous tree: alder, maple, aspen, other
_√___evergreen tree: fir, cedar, pine, other
_√___shrubs
_√___grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Outside of the reduced Stream buffers only six (6) significant trees, one of which is dead, will be removed and replaced with 120 new trees. The Project will increase both the number of newly planted trees by 24 times, and the significant trees diameter inches by 2.6 times from the existing tree cover condition.

Mowed lawn, an invasive plant species, is covering the entire site where a structure, roadway or walkway does not exist. All of the mowed lawn will be removed.

See Summary of CIDDS Ch10 Trees- Responses for SDP submittal, April 27, 2022 for more information and Critical Area Report and Mediation Plan Sheet W3.0, W4.0 and W5.0, copies of are attached herein.

MINIMUM TREE DENSITY

A. A minimum tree density of retained and replanted trees shall be maintained in the Developable Site Area of all developed sites. The minimum tree density shall be four (4) significant trees (or their equivalent size in caliper inches at 4.5 feet above ground) per 5,000 square feet of Developable Site Area.

Project Response: The minimum tree density as required by 10.10.A does not currently exist on the site and therefore cannot be maintained. However, a minimum tree density of based on Developable Site Area Is calculated to be as follows.

Site Area per Survey	**57,928 sf**
ROW Dedication	**-2,682 sf**
Less Inside Area of the 75' Schneider Creek buffer, per survey	**-21,250 sf**
Density Increase Bonus area	**+14,875 sf**
Proposed Developable Site Area	**48,871 sf**

Min Tree Density = 4 x (48,871 sf /5000 sf) = 39 trees of 6" dbh or equivalent total number of of dbh inches (39x6"caliper/2") caliper = 234 inches
This would equate to 117 trees, 2" caliper deciduous or 7'-8' ht coniferous replacement trees. The project would endeavor to provide 120 trees, 50% of which would be coniferous.

Location: Opportunities for planting of trees include a terraced planter of 250 lineal feet along the north property line, as well as along the north-south Through-Block nature walk, screening building walls on the west and within the stream buffer to the east, contributing to the Green Necklace as prescribed by the Central Issaquah Plan.
The minimum tree density greatly exceeds the existing condition of the site nevertheless, the project will strive to plant 120 new trees. Should the physical space be limiting, 10.10.B offers those alternative locations for planting trees are permitted: the City may accept planting off site or payment to the City Tree Fund.

See Summary of CIDDS Ch10 Trees- Responses for SDP submittal, April 27, 2022 for more information and Critical Area Report and Mediation Plan Sheet W3.0, a copy of which is attached herein.

c. List threatened and endangered species known to be on or near the site.
None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
All the native plans and trees inside the reduced Wetland and Stream buffers will be retained.
An area of 21, 250 sq ft , or 37% of the site carved out from the reduced Stream (75') and Wetland (56.25') buffers will be restored to their original pristine vegetated condition by removing all impervious spaces and invasive plant species. Finally, all humans, pest and vehicles will be restricted from access to the post construction Stream and Wetland buffers to this 21,250 sq ft newly created natural growth protection area. for removal of existing invasive and planting new native plants see Critical Areas Report and Mitigation Plan Sheets W4.0 and W5.0, with a copy attached herein.

See Critical Areas Report and Mitigation Plan. , Preliminary Landscape Plan, Through Block Passage landscape plans. The Through Block Passage landscape plans and narrative are attached herein.

e. List all noxious weeds and invasive species known to be on or near the site.
Mowed lawn. **See Critical Areas Report and Mitigation Plan.**

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Typical wildlife: crows, jays, salmonoids. See Critical Areas Report and Mitigation Plan.

b. List any threatened and endangered species known to be on or near the site.
Washington Department of Fish and Wildlife's ("WDFW") Priority Habitat and Species (PHS) online mapping program shows the Site is in the same township (36 square mile area) of a Townsend's big-eared bat (Corynorhinus townsendii) communal roost area. Townsend's big-eared bat is a Federal Species of Concern. Townsend's big-eared bats typically roost in caves, mines, hollow trees, and built structures (Woodruff 2005). The nearest mines are remnant coal mine operations located approximately 3 miles away to the south and southwest. No hollow trees were observed on the Site. Townsend's big-eared bats are not known to be present in the built structures onsite. Townsend's big-eared bat is also a State Candidate for listing. The PHS area for Townsend's big-eared bat is very large and encompasses a 36 square mile area including most of the City of Issaquah and the southern ½ of the City of Sammamish. If discovered, appropriate measures would be taken to exclude bats from the structure prior to demolition. The proposed development will have no effect on Townsend's big-eared bat. See Critical Areas Report and Mitigation Plan.

c. Is the site part of a migration route? If so, explain.
Yes. The entire Puget Sound area is within the Pacific Flyway, which is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia.

d. Proposed measures to preserve or enhance wildlife, if any:
An area of 21, 250 sq ft , or 37% of the site carved out from the reduced Stream (75') and Wetland (56.25') buffers will be restored to their original pristine vegetated condition by removing all impervious spaces and invasive plant species. Finally, all humans, pest and vehicles will be restricted from access to the post construction Stream and Wetland buffers to this 21,250 sq ft newly created natural growth protection area. Down logs, root wads, and stumps will be incorporated into the mitigation areas to provide ecologically important habitat features for wildlife. All downed woody materials shall be coniferous species obtained from the Project Site or imported if necessary. Down logs and stumps provide the slow release of nutrients as wood decays, and also provide cover for amphibians, small mammals, and other wildlife. Boulders recovered from Site excavation (if available) will be placed in small piles through the mitigation area to provide further habitat for reptiles and mammals. This area will provide sanctuary for the wildlife.
See Critical Areas Report and Mitigation Plan.

e. List any invasive animal species known to be on or near the site.

None known. No. See Critical Areas Report and Mitigation Plan.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Solar, electricity and natural gas are the primary sources of energy that would serve the proposed development. During operation, these energy sources would be used for project heating, cooling, hot water and lighting.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. The proposed project is not expected to affect solar energy use by adjacent properties. The

The Project with 329 roof top solar collectors (not visible from street as they are installed with 5% horizontal slope, 6" above the roof floor) will produce 136,166 KWH of energy every year and for 5 months a year, the house meters will export electricity to the grid. In fact, most of the electricity consumed by the interior and exterior common areas within this project will be provided for by solar energy.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

See the

CAPSTONE SOLAR INC

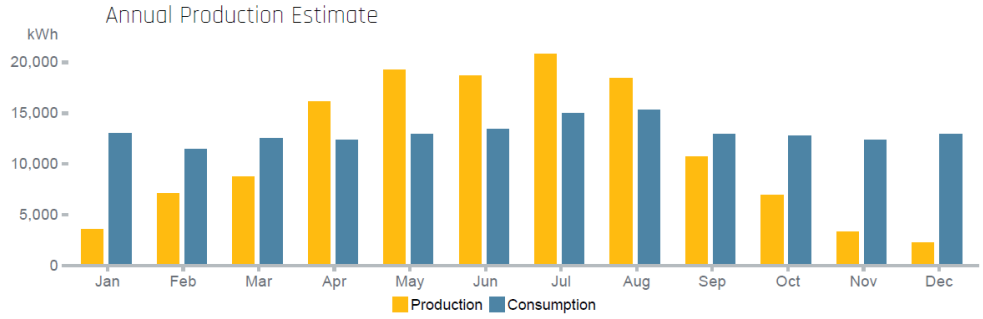
GO SOLAR. SAVE MONEY.

Milano Issaquah Apartments

2300 Newport Way NW
Issaquah, WA 98027

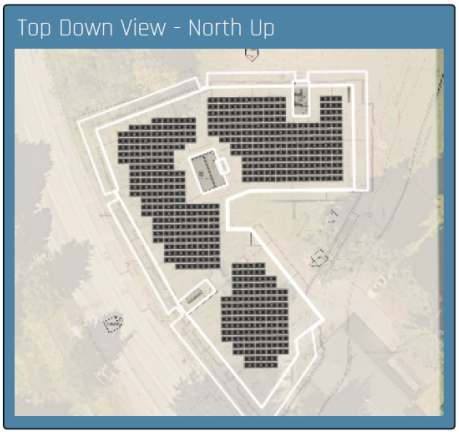
126.67 kW DC (STC)

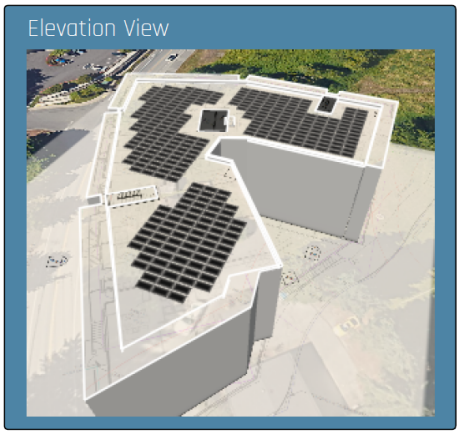
136,166 kWh (year 1 estimated)



Equipment List

Manufacturer/Model	Quantity
JA Solar JAM72S01-385/PR	329
SolarEdge Technologies Inverter with 99% efficiency	
SolarEdge DC/DC Optimization	





Capstone Solutions Inc
8195 166th Ave NE, Ste 100
Redmond, WA 98052
425.861.9332
CAPSTSI8830S -I- CAPSTSI868JD

*Site has been pre-screened for sUAS operations

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None Known. See the Phase I Environmental Site Assessment.

Possible underground fuel storage tank will be removed and any ground petroleum contaminated soil will be removed and/or mitigated under WA. State Department of Ecology Standards.

Existing untreated storm run-off into the Stream and Wetland buffers.

Existing septic tank and drain field are well within the standard Stream buffer and drain field's discharge is released within few feet of the fish bearing Stream and within the wetland buffer.

Existing home, garage, storage and driveway are environmentally non-conforming impervious spaces and are only few feet away from the Stream.

Currently there is human, pet and vehicular access to the Stream compromising fish habitat

1) Describe any known or possible contamination at the site from present or past uses.

None Known. See the Phase I Environmental Site Assessment.

Possible underground fuel storage tank will be removed and any ground petroleum contaminated soil will be removed and/or mitigated under Washington State Department of Ecology Standards.

Existing untreated storm run-off into the Stream and Wetland buffer.

Existing septic tank and drain field are well within the standard Stream buffer and drain field's discharge is released within few feet of the fish bearing Stream and within the Wetland buffers.

Existing home, garage, storage and driveway are environmentally non-conforming impervious spaces and are only few feet away from the Stream.

Currently there is human, pet and vehicular access to the Stream compromising fish habitat

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None Known. See the Phase I Environmental Site Assessment

Possible underground fuel storage tank will be removed and any ground petroleum contaminated soil will be removed and/or mitigated under WA. State Department of Ecology Standards.

Existing untreated storm run-off into the Stream and Wetland buffers.

Existing septic tank and drain field are well within the standard Stream buffer and drain field's discharge is released within few feet of the fish bearing Stream and within the wetland buffer.

Existing home, garage, storage and driveway are environmentally non-conforming impervious spaces and are only few feet away from the Stream.

Currently there is human, pet and vehicular access to the Stream compromising fish habitat

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None Known.

4) Describe special emergency services that might be required.

Fire, Life and Satety Emergency Services during construction will be required and the we are proposing access at all times with proper illumination.

5) Proposed measures to reduce or control environmental health hazards, if any:

About 7,710 sq ft of non-conforming impervious space will be removed from the standard Stream. This non-conforming space includes but is not limited to house, garage, storage, septic tank, drain field, driveway, sidewalk, and compacted crushed rock drive way.

Possible underground fuel storage tank will be removed and any ground petroleum contaminated soil will be removed and/or mitigated under WA. State Department of Ecology Standards.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The daytime and nighttime sound levels are dominated in the project vicinity by traffic from I-90, New Portway NW, local vehicular traffic, and noise associated with local activities.

The project acoustical engineer will evaluate and provide design for mitigation against excessive environmental noise to and from the site during and post construction periods. See Site Noise Study attached.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Temporary and nominal noise will come from construction equipment during working hours days. Long-term very nominal residential noise (cars, etc.)

The project acoustical engineer will evaluate and provide design for mitigation against excessive environmental noise to and from the site during and post construction periods. See Site Noise Study attached.

3) Proposed measures to reduce or control noise impacts, if any:

Construction will follow the City of Issaquah work hour restrictions. Use of construction equipment with noise baffling adaptors.

The project acoustical engineer will evaluate and provide design for mitigation against excessive environmental noise to and from the site during and post construction periods. See Site Noise Study attached.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Site used to be an animal veterinary clinic, but it is currently being used as single family home. The property to the North is a senior housing and east is multi-family housing.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

Two story wood frame structure currently being used as single family home with attached carport totaling 2920, constructed 1941, with two small wooden sheds for storage. Also, about 7,710 sq ft of non-conforming impervious space will be removed from the standard Stream. This non-conforming space includes but is not limited to house, garage, storage, septic tank, drain field, driveway, sidewalk, possible underground fuel storage tank and compacted crushed rock drive way.

d. Will any structures be demolished? If so, what?

- **Yes, all of structures will be demolished and removed. The water well, septic tank, drain field will be removed per King County Dept. of Health. The Possible underground fuel storage tank will be removed and any ground petroleum contaminated soil will be removed and/or mitigated under WA. State Department of Ecology Standards.**

e. What is the current zoning classification of the site?

Village Residential.

f. What is the current comprehensive plan designation of the site?
Traditional Issaquah

g. If applicable, what is the current shoreline master program designation of the site?
None

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Yes, the 100 ft buffer off the Schneider Creek and 75 ft buffer of Wetland B, which currently its buffer is not observed as the current single-family house and amenities are under use.

i. Approximately how many people would reside or work in the completed project?
120 People, estimate.

j. Approximately how many people would the completed project displace?
3 People

k. Proposed measures to avoid or reduce displacement impacts, if any:
Not any.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Adjoin properties will be separated by topographic grade, setbacks, landscape buffers and tree preservation will ensure compatibility.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None is present in this area.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Developer is proposing to construct 104, midrise, environmentally sustainable apartments, on 5 residential levels (Type V-A construction) with solar collectors, electric charging stations, LEED or a similar nationally recognized conservation program compliant with about 92 Market Rate and about 12 Affordable Units apartment homes utilizing 93 parking stalls, two of which will be load/unload, in two underbuilding parking levels (Type I-A construction). Of the about 12 Affordable unit, 9 is projected at 80% of King County Median Income level and the remaining 3 at 50%.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
One Single Family Home.

c. Proposed measures to reduce or control housing impacts, if any:

CIDDS Section 5, Density Bonus Program is consistent with the New Biden-Harris Administration Housing Supply Action Plan to help close the housing supply gap in Five Years. Project seeking Density Bonus, to build more market rate and Affordable Units will increase the housing supply and help with the public general welfare.
The proposed 12 Affordable Units about 5,234 sq ft at 80% and about 1,308 sq ft at 50% of the King County Median Income will go a long way in severing younger and lower income families many of which are hit hard with the COVID 19 and high inflation negative economic side effects.

The Biden Harris Administration site one of the most significant issues constraining housing supply and production is the lack of available and affordable land, which is in large part driven by state and local zoning and land use laws and regulations that limit housing density. Exclusionary land use and zoning policies constrain land use, artificially inflate prices, perpetuate historical patterns of segregation, keep workers in lower productivity regions, and limit economic growth. Reducing regulatory barriers to housing production has been a bipartisan cause in a number of states throughout the country. It's time for the same to be true in Congress, as well as in more states and local jurisdictions throughout the country [emphasis added].

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Maximum building height is below the 65 ft maximum allowed under code.

Under Development Standards Table 4.4A, District Standards Summary Table for Village Residential (VR) Zone allows base Height of 48 ft and 65 ft with Max. Height.

Proposed
Max. Building Elevation 148.99 ft
Ave. Grade on Newport Way 84.70 ft
Maximum Building Height 64.29 ft Maximum allowed is 65 ft under Bonus with Affordable Units

Max Building Elevation 148.99 ft
Ave. Grade on Site 86.90 ft
Maximum Building Height 62.09 ft Maximum allowed is 65 ft under Bonus with Affordable Units

b. What views in the immediate vicinity would be altered or obstructed?

Revel Issaquah retirement housing to be North and one single family to the west, views are affected.

d. Proposed measures to reduce or control aesthetic impacts, if any:

Very limited impacts are expected, applicant members own the single family to the west.. The retirement housing to the North views are affected along is narrow width only, 95% of its views are towards West/East and are not affected.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

At night, none-glare LED light fixtures will be provided.

LED lighting fixtures will be provided on site and ROW lighting.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

NO

c. What existing off-site sources of light or glare may affect your proposal?

Minimal due to the orientation of the surrounding homes and structures; typical Newport Way traffic.

d. Proposed measures to reduce or control light and glare impacts, if any:

All exterior (artificial) lighting would be shielded to minimize spillage beyond the project sites. Low-glare materials will also be used for the exterior of the building, and low cur off LED exterior lighting fixtures.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Lake Sammamish State Park to the East across I-90; Cougar Mountain Regional Wildland Park to the Southwest; Squak Mountain State Park Natural Area to the South.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Project will provide 5,049 sq ft common area, recreation space in excess of the code required 4,992 sq ft.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

The site is located 6 miles outside of Olde Town subarea. There are no city of Issaquah official historical landmarks within 2 mile radius of the site, with the closet one being Pickering Barn at 2.1 miles away.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Our on line and visual observation showed no evidence of any landmarks, features of Indian or historic occupation or use on the site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

No such sites were identified on site after our on line search

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

About 37 % portion of the site is proposed to be restored as Stream and Wetland buffers and no structures area proposed to be located within this reduced buffer area. Therefore, potential impacts to archeological resources will be minimized to include only those areas where development is proposed. Measures to avoid and minimize impacts to archeological resources will include careful grading and immediately stopping work if artifacts are discovered. The appropriate local, State and tribal agencies will be contacted agencies will be contacted immediately to conduct a site visit before continuing site development.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Newport Way NW and I-90.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes. King County Metro bus route 271, 208, 269, 554 provide weekday and weekend routes in the vicinity Issaquah Transit Center. The approximate distance to the transit stop is 1 mile.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

91 parking stalls and 2 loading stalls totaling 93 stalls, after taking credit for 5.8 parking stalls due for making 30% + of the stalls accessible to use electric vehicle charging stations. 2 existing parking is deleted by demolishing the single-family home.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Newport Way NW ROW including sidewalk and bike lane will be upgrade as well as new internal circulation connecting the site to North Newport Way and Revel Retirement Home to the North.

As part of the project, a raised intersection will be constructed at the Newport Way NW / NW Pinecone Drive (location of the proposed site access) and southbound and northbound left-turn lanes on Newport Way NW will be added. The existing RRFB crossing across Newport Way NW will be upgraded to a hardwired system. New street lighting is proposed at the intersection of Newport Way NW / NW Pinecone Drive and along Newport Way NW associated with the new sidewalk improvements.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No, though may lead to an increased transit ridership. Management will encourage and facilitate ride share in between its and adjacent properties residents.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The proposed project is estimated to generate 616 new vehicular trips per day. Peak volumes are anticipated to occur between 7:00-9:00 AM and between 4:00-6:00 PM. Less than 3% of the daily traffic is anticipated to be trucks. These estimates are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.

See Transportation Impacts Study For more information.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

The proposed project will pay transportation impact fees to the City of Issaquah including a bicycle and pedestrian mitigation fee. Additionally, the project will be constructing northbound/southbound left-turn lanes and a raised intersection at the Newport Way NW/NW Pinecone Drive (location of proposed site access). The existing RRFB across Newport Way NW will be upgraded to accommodate the roadway widening and new multi-use trail.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, all services associated with urban infill to be serve growth and service and those services were considered for Traditional Issaquah designation.

City of Issaquah has an obligation for provide a variety of housing for all economic and age demographics.

According to Wall Street Journal U.S. housing market is nearly 4 million homes short of buyer demand, as of April 15th 2021 (https://www.wsj.com/articles/u-s-housing-market-is-nearly-4-million-homes-short-of-buyer-demand-11618484400).

According to Zumper.com (https://www.zumper.com/rent-research/issaquah-wa)
in the past 12 months Issaquah's 1 bedroom apartments rents have increased an astonishing 28% in the past 12 months from $1897 (5/1/21) to $2,419 (4.30.22).

According to Redfin.com (https://www.redfin.com/city/8645/WA/Issaquah/housing-market) **in the past 12 months Issaquah's home process have increased 48% in the past 12 months from $865,000 (4.21) to $1,277,500 (4.22)**

CIDDS Section 5.2 State Enabling Legislation states: This Chapter is adopted pursuant to RCW 36.70A.090, Comprehensive plans – Innovative techniques, which states, "A comprehensive plan should provide for innovative land use management techniques, including, but not limited to, density bonuses, cluster housing, planned unit developments, and the transfer of development rights."

b. Proposed measures to reduce or control direct impacts on public services, if any.

It is estimated that about $2,500,000 in permit and impact fees will be generated from project to help with economic vitality and public services with City of Issaquah.

16. Utilities

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Cable, storm water system.

e. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

All utilities will be used, and for more details see the Preliminary Civil Plans.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _Hossein Khorram_____

Position and Agency/Organization _Managing Member, Milano Issaquah Apartments

Date Submitted: __May 31, 2022_____

D. Supplemental sheet for nonproject actions

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

THE WATERSHED COMPANY

September 17, 2021

Valerie Porter
City of Issaquah
P.O. Box 1307
Issaquah, WA 98027

Re: Issaquah Milano Apartments (SDP20-00002) Critical Areas Report Peer Review

The Watershed Company Reference Number: 190320.14

Dear Valerie:

This letter represents our peer review for the above-referenced project. The property is located at 2300 Newport Way NW in the City of Issaquah (parcel# 2024069057). The project applicant is proposing to construct a multi-family residential apartment building with associated utilities, parking facilities, ingress/egress, and public open space. Project area existing conditions, potential critical areas impacts, and buffer mitigation are summarized in the *Critical Areas Report and Mitigation Plan Milano Apartments Issaquah, Washington* (Talasaea Consultants, Inc. June 24, 2021) (CAR).

CAR Summary

The CAR identified one stream, Schneider Creek, on the subject property and extending offsite to the east. One wetland, Wetland B, was identified on the adjacent property to the east (parcel 2024069129). One ditch, marked "unregulated" is depicted on the project mitigation plan in the northwest corner of the property but is not described in the text of the CAR.

The CAR identifies Schneider Creek as a Class 2 stream with salmonids, requiring a 100-foot standard buffer width. The CAR identifies Wetland B as a Category IV, slope wetland, measuring 1,737 square feet. The CAR proposes that Wetland B does not require a regulatory buffer under IMC 18.10.620, which exempts Category IV wetlands less than 2,500 square feet from buffer requirements.

The CAR proposes reducing the standard 100-foot Schneider Creek stream buffer to 75 feet in accordance IMC 18.10.790.D.4, which allows buffers to be reduced a maximum of 25 percent provided certain criteria are met. The CAR includes a full planting plan; goals, objectives, and performance standards; a 5-year monitoring plan; and a contingency plan.

Peer Review Findings

Delineation and Classification Findings

I have verified the delineated boundaries of Schneider Creek and Wetland B as generally accurate. I agree with the classification of Schneider Creek as a Class 2 stream with salmonids. However, I disagree with the classification of Wetland B as a Category IV wetland based on the following discrepancies on the wetland rating form:

- Question H1.5 Special Habitat Features: This question was answered to include "large, downed woody debris" and "standing snags." Special habitat features within the wetland also includes "Invasive plants cover less than 25% of the wetland area in every stratum of plants." I did not observe any non-native species within Wetland B. The wetland is dominated by dense, native vegetation. One additional point should be allocated to this question for a total of three points. As a result, the site potential should be increased from 6 to 7 points and from "low" to "moderate" potential.

- Question H3.0 Adjacent priority habitats: This question was answered to include "instream" and "snags and logs." However, "riparian" was not included. An approximately 200-foot-wide forested riparian corridor is present along Schneider Creek adjacent to Wetland B. This riparian area satisfies the definition and intent of "riparian" under WDFW's Priority Habitat and Species List. A total of three priority habitats are present within 100 meters of Wetland B. This question should receive 2 points, and the site value considered "high."

Based on the two changes above, Wetland B should receive a total of 17 points and is classified as a Category III wetland with 6 habitat points. Under IMC 18.10.640.C, a Category III wetlands with 6 habitat points requires a standard buffer width of 75 feet.

The "unregulated ditch" was conveying significant flow at the time of my inspection, despite being in the summer dry season and a lack of measurable rainfall for the preceding approximately six weeks, and the feature appears to meet wetland criteria. However, after coordination with city staff (Doug Schlepp, email communication. 8/16/2021), as well as a review of city stormwater maps, it has been determined that this feature conveys stormwater

and intercepted groundwater (i.e., footing drains) from private and municipal stormwater systems for the surrounding roads and neighborhoods; no known natural streams are directed to the feature. Based on available information, we agree that the ditch is not regulated as a stream or wetland by the City of Issaquah.

The project proposes piping the open section of the "unregulated ditch." While this feature is not a regulated stream or wetland under the Issaquah Municipal Code, the proposed modifications could potentially affect Schneider Creek downstream. Washington Department of Fish and Wildlife (WDFW) requires a Hydraulic Project Approval (HPA) for any project that may "*use, divert, obstruct, or change the natural flow or bed of any of the salt or fresh waters of the state*." We recommend the applicant confer with WDFW to determine if an HPA is required for modification to the "unregulated ditch."

Buffer Reduction Comments

The applicant proposes buffer reduction with enhancement in accordance with IMC 18.10.790.D.4. Among the required criteria for buffer reduction, the standard buffer must meet the following conditions:

A. *More than 40% of the buffer area is covered by non-native and/or invasive plant species.*

   The applicant has sufficiently demonstrated this criterion, as on-site buffer to be reduced/enhanced is dominated by non-native lawn grasses.

B. *Tree and/or shrub vegetation cover less than twenty-five percent of the buffer area.*

   The applicant's position is that this criterion has been satisfied based on the following description:

   > *Tree and shrub vegetation comprise approximately 6,976 sf or 27% of the onsite buffer area. Measurements of tree canopy area were determined based on the canopy dripline approximated from aerial imagery. However, the sub-canopy vegetation stratum below the tree canopy is comprised only of lawn grass. Thus, vegetative structure is lacking in all strata except for the trees. We suggest that sub-canopy strata are taken into consideration, and the onsite tree canopy areas should be given a ¾ credit ratio for aerial coverage. Therefore, the treed area would comprise approximately 20%, meeting the criteria of this section.*

   While we agree that the tree canopy completely lacks a woody shrub stratum, and the buffer could substantially benefit from the proposed enhancement, there is no provision

in the Critical Areas Ordinance allowing for a partial credit ratio based on understory characteristics. The requirements of IMC 18.10.790.D.4 prohibits buffer reduction based on the tree coverage within the proposed on-site buffer reduction and enhancement area.

C. *The stream buffer has slopes of less than twenty-five percent.*

The applicant has stated that "*The average slope within the Schneider Creek stream buffer is approximately 10% based on surveyed topography.*" I agree with this conclusion.

Based on the requirements of IMC 18.10.790.D, the project, as proposed, does not satisfy all of the criteria for buffer reduction through enhancement. We recommend the applicant explore other allowable buffer reduction/modifications options, including buffer averaging under IMC 18.10.790.D.6 and stream buffer reduction with removal of impervious surface area under 18.10.790.D.5. These options do not require the same baseline site conditions as IMC 18.10.790.D.4.

I have no significant comments regarding the content of the proposed mitigation plan. The plan includes an appropriate mix of native trees, shrubs, and groundcovers; includes sufficient performance standards measuring native plant survival, diversity, and cover, as well as invasive cover; a five-year monitoring and maintenance plan; contingency plan; and notes the requirement for a performance bond per IMC 18.10.490.D. If implemented, the proposed mitigation plan would provide a substantial lift in stream buffer functions.

The mitigation plan includes a bubble line around the existing septic drainfield with a callout symbol: ⚠. This symbol and the intent of the bubble line is not clear.

Recommendations

1. Revise the wetland rating form questions H1.5 and H3.0 as described above, and revise the wetland classification to a Category III with a standard 75-foot buffer.

2. Revise the site plan and mitigation plan, as needed, to incorporate the standard 75-foot wetland buffer associated with Wetland B. Any proposed wetland buffer modifications resulting from this change should be addressed in a revised Critical Areas Report.

3. Please clarify the bubble line and symbol: ⚠.

4. Consider alternative buffer modification proposals that provide more flexibility for existing conditions. IMC 18.10.790.D.5 and IMC 18.10.790.D.6 may provide buffer relief that does not contain the same limitations as IMC 18.10.790.D.4.

5. Provide a bond quantity worksheet to quantify the required performance bond. The King County Bond Quantity Worksheet may be used for this requirement.

Stream and wetland assessments in this review are limited to the definitions and regulations contained in the Issaquah Municipal Code, and do not represent an interpretation of state and federal regulations beyond the scope of this review. The applicant is responsible for ensuring the project complies with all state and federal environmental regulations, including Sections 401 and 404 of the Clean Water Act, as applicable. Please contact me if you have any questions or requests for additional information.

Sincerely,

Ryan Kahlo, PWS
Senior Ecologist

TALASAEA
CONSULTANTS, INC.

27 April 2022 TAL-1816

Ms. Valerie Porter
Associate Planner
City of Issaquah
P.O. Box 1307
Issaquah, WA 98027

REFERENCE: Milano Issaquah Apartments, SDP20-00002

SUBJECT: Response to City Comments & TWC Peer Review

Dear Valerie,

We are providing this letter in response to the comments made by The Watershed Company (TWC) regarding the Critical Areas Report and Conceptual Mitigation Plan for the Milano Issaquah Apartments. We have revised our Critical Areas Report and Conceptual Mitigation plan to align with Issaquah Municipal Code (IMC). In the subsequent sections, TWC's comments are shown in **bold text**, while our responses are shown immediately after in *italic text.*

1. Revise the wetland rating form questions H1.5 and H3.0 as described above and revise the wetland classification to a Category III with a standard 75-foot buffer.

*The wetland rating and buffer have been adjusted accordingly and the standard 75' buffer is reflected in the revised WP set (see **Appendix C** of the **Critical Areas Report and Mitigation Plan**). The project proposes a reduced 56.25' buffer with appropriate mitigation.*

2. Revise the site plan and mitigation plan, as needed, to incorporate the standard 75-foot wetland buffer associated with Wetland B. Any proposed wetland buffer modifications resulting from this change should be addressed in a revised Critical Areas Report.

*Site plans and mitigation plans have been revised accordingly (**Appendix A** of the **Critical Areas Report and Mitigation Plan)**. The Client is proposing a wetland buffer reduction which is discussed in **Section 6.3.2.1** of the **Critical Areas Report and Mitigation Plan.***

3. Please clarify the bubble line and symbol.

The bubble line symbol is a common symbol used to indicate a revision of the original figure. The symbol is also shown in the revisions section of each WP included in the Critical Areas Report.

4. Consider alternative buffer modification proposals that provide more flexibility for existing conditions. IMC 18.10.790.D.5 and IMC 18.10.790.D.6 may provide buffer relief that does not contain the same limitations as IMC 18.10.790.D.4.

The project now proposes to reduce the Schneider Creek buffer 25' per IMC 18.10.790(D)(5) – Stream Buffer Reduction with Removal of Impervious Surfaces. Details pertaining to the proposed reduction are discussed in detail in ***Section 6.3.2.2*** *of the* ***Critical Areas Report and Mitigation Plan.***

5. Provide a bond quantity worksheet to quantify the required performance bond. The King County Bond Quantity Worksheet may be used for this requirement.

The King County Bond Quantity Worksheet is attached as ***Appendix D*** *of the* ***Critical Areas Report and Mitigation Plan.***

We trust that the information presented in this letter is sufficient to address the comment items in the letter issued by TWC on 17 September 2021. If you have any questions or require additional information, please call Jacob Prater or me at (425) 861-7550.

Sincerely,
TALASAEA CONSULTANTS, INC.

William E. Shiels
Principal

GeoEngineers
17425 NE Union Hill Road, Suite 250
Redmond, Washington 98052
425.861.6000

April 23, 2020

Milano Issaquah Apartments, LLC
12224 NE 8th Street
Bellevue, Washington 98005

Attention: Hossein Khorram

Subject: Steep Slope Evaluation
Geotechnical Engineering Services
2300 Newport Way Development
Issaquah, Washington
File No. 24000-001-00

Introduction and Site Conditions

GeoEngineers, Inc. (GeoEngineers) is pleased to submit this letter regarding the existing slope at the northwest corner of the proposed development project at 2300 Newport Way NW in Issaquah, Washington.

GeoEngineers has previously completed geotechnical design services for nearby projects immediately east and north of the site as well as for roadway improvements along Newport Way. Based on review of boring GEI-3 completed in Newport Way near the northwest corner of the subject site, approximately 9 feet of fill was encountered. The toe is at approximately Elevation 66 feet and the crest near the road is approximately Elevation 84 feet. Based on review of the topographic survey of the site, the slope length is approximately 55 feet. Therefore, the majority of the slope is inclined at approximately 33 percent. An isolated steeper area less than 10 feet in length is located south of the overall slope within the right-of-way of the Newport Way roadway embankment.

Steep Slope Definitions

Per City of Issaquah Municipal Code Chapter 18,10 Environmental Protection, steep slope hazard areas are defined as “Any ground that rises at an inclination of forty (40) percent or more within a vertical elevation change of at least ten (10) feet…”

Per section 18.10.580 Steep slope hazard areas – Protection mechanisms and permitted alterations, E. Limited Exemptions: number 2. “Any slope which has been created through previous, legal grading activities may be regarded as part of an approved development proposal. Any slope which remains equal to or in excess of forty (40) percent following site development shall be subject to protection mechanisms for steep slopes.”

Steep Slope Considerations

The existing slope at the northwest corner has been identified as a potential steep slope. Based on our review of available information the slope is not steeper than 40 percent. Additionally, it is our opinion that the slope at the northwest corner of the subject site was constructed as part of the roadway embankment and is therefore a manmade slope qualifying for Exemption 2 and not subject to environmental protection measures per the City of Issaquah Municipal Code.

We trust this letter meets your current needs.

Sincerely,
GeoEngineers, Inc.

Aaron J. Hartvigsen, PE
Senior Geotechnical Engineer

Debra C. Overbay, PE
Associate

AJH:DCO:tln

One copy submitted electronically

LEGEND

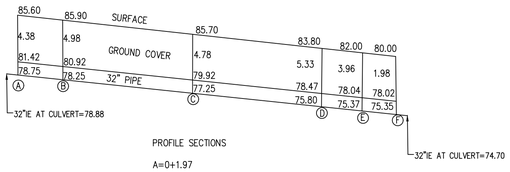
- MB — MAIL BOX
- BOLLARD
- SEWER MANHOLE
- GAS METER
- COMMUNICATION PEDESTAL
- COMMUNICATION VAULT
- CM — COMMUNICATION LINE
- P — POWER VAULT
- PEDESTRIAN CROSSING
- T/B — TRAFFIC CONTROL BOX
- STREET LIGHT
- STREET SIGN
- POWER POLE
- GUY ANCHOR
- WETLAND FLAG AND NUMBER
- MONUMENT
- FIRE DEPARTMENT CONNECT
- W — WATER MARKER
- WATER VALVE
- WATER METER
- WATER BLOW OFF
- IRRIGATION CONTROL VALVE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN (TYPE 2)
- STORM DRAIN CULVERT
- STORM DRAIN CATCH BASIN
- BWF — BARBED WIRE FENCE
- CLF — CHAIN LINK FENCE
- P/A — PLANTED AREA (TYP.)
- TON — TOP OF NUT
- DECIDUOUS TREE
- EVERGREEN TREE
- C — CEDAR
- M — MAPLE
- F — FIR
- B — BIRCH
- FR — FRUIT
- A — ALDER

SURVEY NOTE

ALL UNDERLYING LINE WORK (SHOWN HEREON IN RED) FOR ROUNDABOUT, CURB AND CHANNELIZATION IS PROVIDED BY TENW AND IS THEIR DESIGN FOR STREET IMPROVEMENTS ON THE GATEWAY SENIOR CENTER PROPERTY TO THE NORTH.

CULVERT PROFILE

NOT TO SCALE



PROFILE SECTIONS

A=0+1.97

B=0+09.60(SW EP)

C=0+24.70(CL RD)

D=0+46.88(NE EP)

E=0+53.21

F=0+56.42

AREA NOTES

OUTSIDE 100-FOOT STREAM BUFFER: 4,195±SQ.FT. IMPERVIOUS
1,394±SQ.FT. TREE/SHRUB VEGETATION COVER

INSIDE 100-FOOT STREAM BUFFER: 7,710±SQ.FT. IMPERVIOUS
7,126±SQ.FT. TREE/SHRUB VEGETATION COVER

INSIDE 75-FOOT WETLAND BUFFER: 7,130±SQ.FT. AREA OF PROPERTY
406±SQ.FT. TREE/SHRUB VEGETATION COVER

75' STREAM BUFFER
56.25' WETLAND BUFFER
TOTAL AREA: 21,250±S.F.

SCALE: 1" = 20'

REVISIONS:		DATE
NO.		
1	ADDED DRAINAGE CONDEMNATION TO MAP	11/03/2015
2	TOPO UPDATE/NEW GRADING	10/16/2020

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING
14711 NE 29th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

BOUNDARY AND TOPOGRAPHIC SURVEY
MILANO ISSAQUAH APARTMENTS LLC
HOSSEIN KHORRAM
12224 NE 8TH STREET
BELLEVUE, WA 98005

DATE 1/16/2020
DESIGNED
DRAWN MDS
APPROVED GXS
GLENN R. SPRAGUE, PLS
PROJECT MANAGER

SHEET 1 OF 1

PROJECT NUMBER 19070

Reference Codes

Central Issaquah Development and Design Standards, Chapters 1-10 ("CIDDS")

Central Issaquah Development and Design Standards, Chapters 11-18 ("CIDDS")

Updated Dessin Manual ("UD")

Milano Issaquah Apartments Through Block Passage Narrative

Our goal in the Through Block Passage Community Space is to "connect the building and site uses to the natural area …" (UD.2.3.2.3) in order to "… respect, reinforce and strengthen green assets ." (UD.1.1.1) .

Further, by placing, this "Public access- walkways between regulated creek or wetland open space and the building frontage" (UD.2.3.2.3.d) we are putting a Community Space which is an active use in between the natural areas and the building (CIDDS Chapter 2, Definitions) . This placement is further justified as "Community Spaces shall be framed by placing a building or a strong edge on at least one side, preferably more." (CIDDS 13.2.B.1)

The proposed Through Block Passage Community Space would provide an artistic, educational, and interactive Public Realm for the neighborhood to meet, walk, bike and relax in (CIDDS 11.1)
We propose to accomplish this with the follow measures in our design:

Edging the stairs at Newport Way with Sense of Arrival for this unique design feature (CIDDS 11.2.E) with natural stone edged stairs to introduce natural form at this hard edge. Also included in the stairs would be a bike runnel to make it easy for bikers to move their bikes up and down the stairs as "pedestrian and bicycle circulation needs should be raised to a priority equal with motorized circulation priorities (CIDDS 11.2.B) .

It is proposed to install natural timber benches for seating to connecting the users back to the environment, "integrate with nature and surrounding " (CIDDS 16.2.A) . The benches will provide a place to rest but also a good place to watch wildlife (CIDDS 11.4. B.3) in the wetland area to emphasize the "Sense of Place…to generate a sense of belonging, community and interest" (CIDDS 11.2.C).

The landscape buffer next to the building will be native or naturalized plants that will encourage wildlife through nesting materials or scavenging food, " to reinforce Issaquah's natural setting,…." (CIDDS 16.2.M.).

This buffer will be bermed up the building wall to increase the buffer affect along with softening up the building edge (CIDDS 16.2.C). The buffer will use larger plant material at the time of planting and " Tree species and locations shall be strategically selected to moderate building mass,…." (CIDDS 16.2.J) to give a feeling of a more established buffer like feeling .

Green Screen panels on the building will not only accommodate plant material to create a soft natural backdrop along building, but also act as a canvas for art depicting the life of salmon (CIDDS 16.2. A ,B , C, D ,F ,G ,H & I).. The artistic element not only livens up the space but also brings conscious of the wetland and its importance to our eco system.

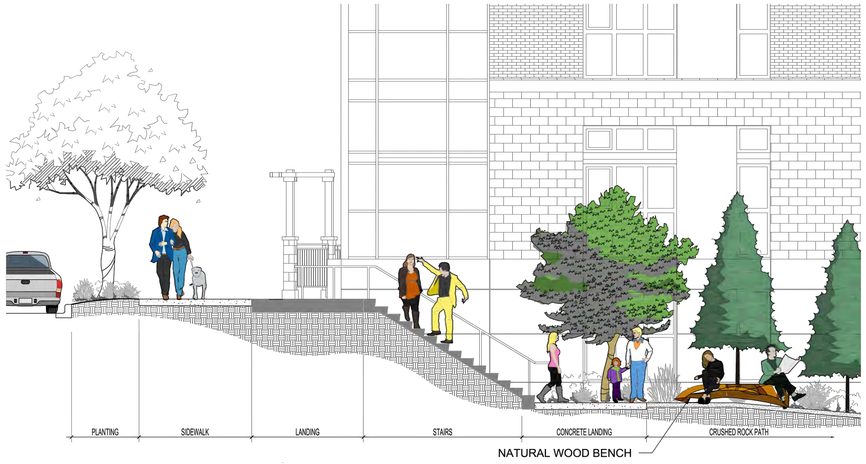
A small natural stream like Water – Oriented Features will be installed to continue to create an appeal to the senses to establish a relationship to the existing stream and wetland (CIDDS 11.4.B.4). The streams will act as a base to show salmon sculptures migration swimming up the stream to their final end. The streams will be lighted for the evening to add interest and comfort to the Community Space (CIDDS 13.2.B.7), while "lighting within the and adjacent to critical area shall have no spillover light into critical area…." (CIDDS 17.6.F.)

Currently the existing single family house encroaches into the 75 ft Stream Buffer by up to 60 ft with structure, septic tank, drain field, play area, fuel tank and vehicular access. Currently there is no observed Stream Buffer in place and there is direct pedestrian access to the stream. This proposal includes closing the reduced Stream and Wetland Buffers with a cedar split rail, "…while complementary to the architecture and charter of adjacent area [natural areas] "(CIDDS 16.3.B).

Signage has been provided to explain the nearby ecosystems, as well as the fish migration story. Additional items such as a dog watering station and bird feeding station helps complete our interaction with the local community, and provide a wonderful new community space for the City (CIDDS 16.2.O).

Thank you,

Thomas Rengstorf Associates
Landscape Architecture/Site Planning/Urban Design
911 Western Avenue, Suite 202
Seattle, WA 98104
206.682.7562

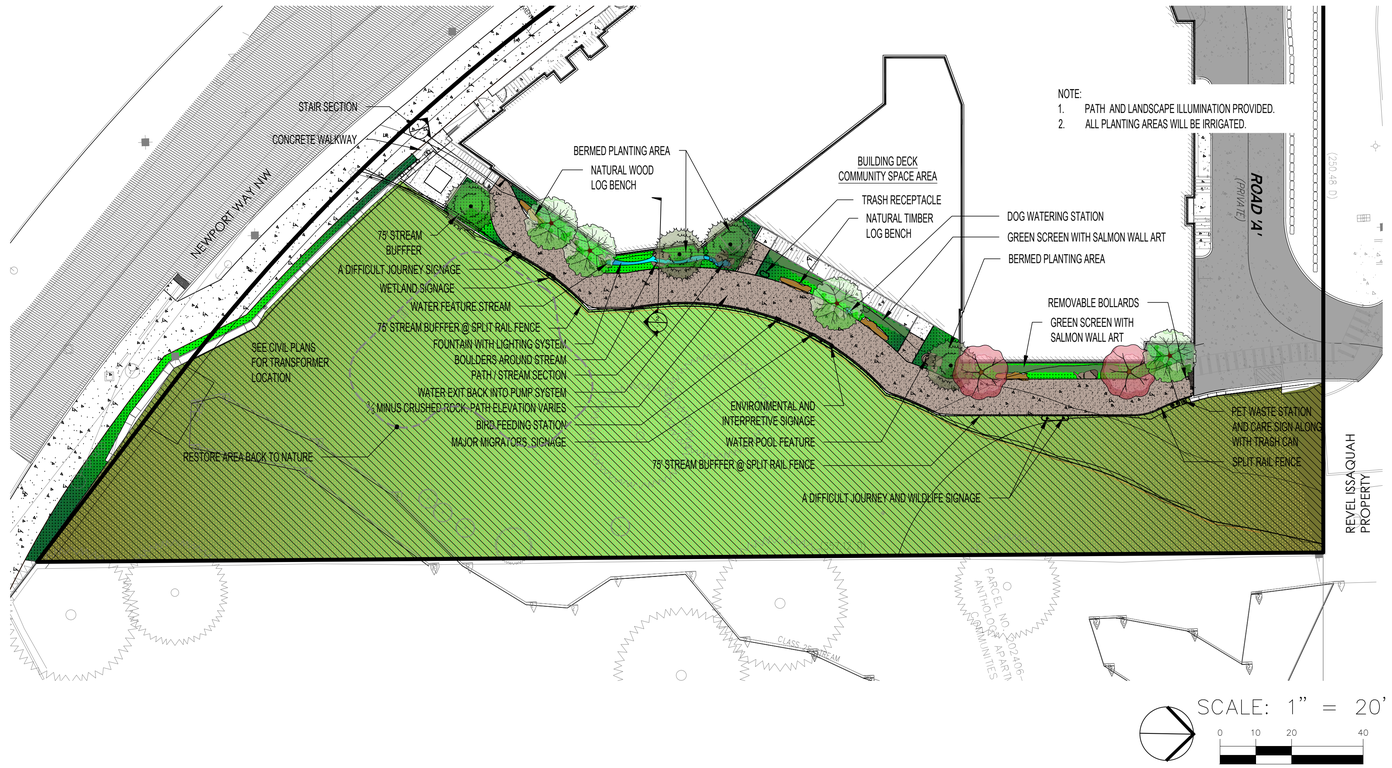


1 - STAIRS SECTION

2 - PATH / STREAM SECTION

3 - GREEN / ART WALL PERSPECTIVE

4 - EAST ELEVATION



THOMAS RENGSTORF AND ASSOCIATES

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

SUITE 400, 811 FIRST AVE., SEATTLE, WA 98104
PHONE: (206) 682-7562

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF
CERTIFICATE NO. 298

PROJECT TITLE

MILANO ISSAQUAH APARTMENTS

2300 Newport Way, Issaquah WA 98027 ISSAQUAH, WA

SHEET TITLE

THROUGH BLOCK COMMUNITY SPACE CALLOUT PLAN

No.	DATE	REVISION	BY
4	4/4/2022	PERMIT REVISON	BTS

DATE JUNE 7, 2021

DESIGNED	TVR
DRAWN	BTS
CHECKED	TVR
SCALE	AS SHOWN
TRA No.	2109
CAD FILE	

PROJECT Milano Issaquah Apatments

SHEET No.

L1.01

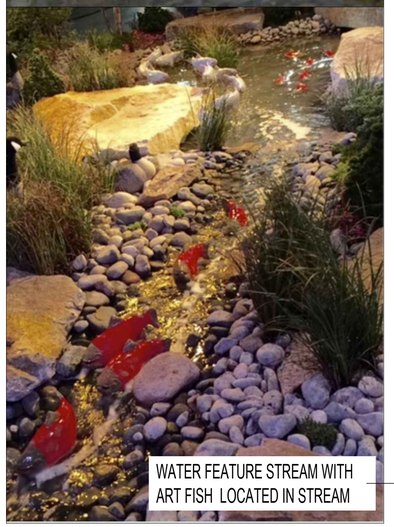
Drawing: K:\PROJECTS\2021\2109-MILANO APARTMENTS\SUBMITTALS\ACTIVE\SHEET SET\L1.01 CALLOUT.DWG
Date: 04/25/2022 Time:02:44:51 PM Plotted by: BRIAN

NATURAL LOG BENCH

BIRD FEEDING STATION

DOG WATERING STATION

GREEN SCREEN ART WALL



WATER FEATURE STREAM WITH ART FISH LOCATED IN STREAM

SCALE: 1" = 20'

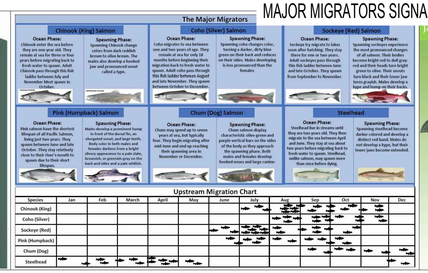
0 10 20 40

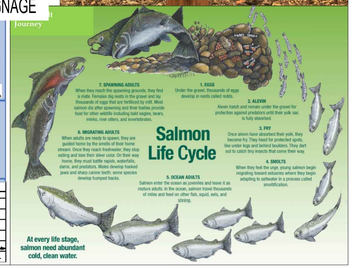
SPLIT RAIL FENCE

DOG AND WETLAND SIGNAGE

ENVIRONMENTAL AND INTERPRETIVE SIGNAGE

A DIFFICULT JOURNEY AND MAJOR MIGRATORS SIGNAGE





"This stream, and many others in the Lake Washington/Cedar River Watershed, of which Lake Sammamish is a part, is essential to supporting and sustaining salmon populations that are important to, and are shared by, all peoples of the Pacific Northwest."

THOMAS RENGSTORF AND ASSOCIATES

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

SUITE 400, 811 FIRST AVE., SEATTLE, WA 98104
PHONE: (206) 682-7562

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF
CERTIFICATE NO. 298

PROJECT TITLE

MILANO ISSAQUAH APARTMENTS

2300 Newport Way, Issaquah
WA 98027 ISSAQUAH, WA

SHEET TITLE

THROUGH BLOCK COMMUNITY SPACE CALLOUT PLAN

No.	DATE	REVISION	BY
4	4/4/2022	PERMIT REVISON	BTS

DATE JUNE 7, 2021

DESIGNED TVR
DRAWN BTS
CHECKED TVR
SCALE AS SHOWN
TRA No. 2109
CAD FILE

PROJECT Milano Issaquah Apartments

SHEET No.

L1.02

Drawing: K:\PROJECTS\2021\2109-MILANO APARTMENTS\SUBMITTALS\ACTIVE\SHEET SET\L1.01 CALLOUT.DWG
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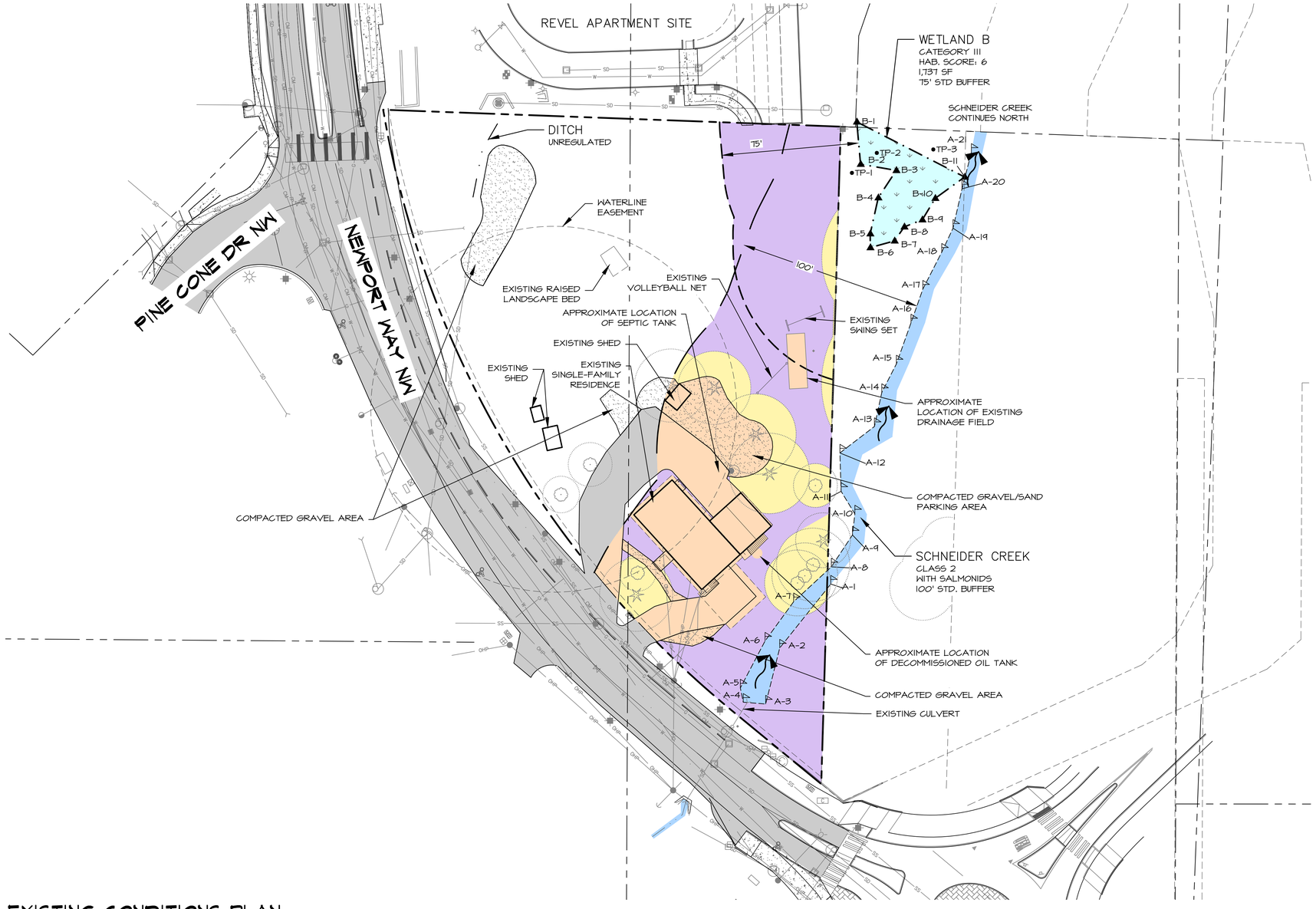
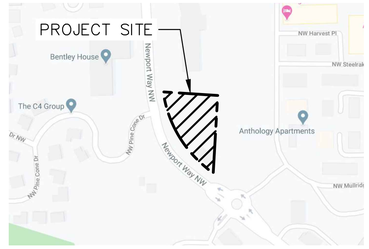
SW ¼ SECT. 20, TWNSP. 24N, RANGE 06E. W.M.



VICINITY MAP

NTS



SOURCE: GOOGLE MAPS; WWW.MAPS.GOOGLE.COM (ACCESSED 4-13-2020)

NORTH

CONTACTS

APPLICANT/OWNER
NAME: HOSSEIN KHORRAM
MILANO ISSAQUAH APARTMENTS LLC
ADDRESS: 12224 NE 8TH STREET, BELLEVUE, WA 98005
PHONE: (425) 455-0375
EMAIL: MILANO@MILANOAPTS.COM

SURVEYOR/ENGINEER
NAME: CORE DESIGN
ADDRESS: 12100 NE 195TH STREET, SUITE 300 BOTHELL, WA 98011
PHONE: (425) 885-7877
CONTACT: GLENN SPRAGUE
EMAIL: GXS@COREDESIGNINC.COM

ARCHITECT
NAME: D/ARCH LLC
ADDRESS: 2412 WESTLAKE AVE N. SEATTLE, WAS 98109
PHONE: (206) 547-1761
CONTACT: MATT DRISCOLL
EMAIL: MATTD@DARCHLLC.COM

ENVIRONMENTAL CONSULTANT
NAME: TALASAEA CONSULTANTS, INC.
ADDRESS: 15020 BEAR CREEK RD. NE WOODINVILLE, WA 98077
PHONE: (425) 861-7550
CONTACT: JACOB PRATER
ECOLOGIST
JPRATER@TALASAEA.COM

SHEET INDEX

SHEET NUMBER	SHEET TITLE
W1.0	EXISTING CONDITIONS PLAN
W2.0	PROPOSED SITE PLAN & IMPACTS OVERVIEW PLAN
W2.1	PROPOSED SITE PLAN & MITIGATION OVERVIEW PLAN
W3.0	TREE RETENTION PLAN
W4.0	CLEARING, GRUBBING, & HABITAT FEATURES PLAN
W5.0	PLANTING PLAN
W5.1	PLANTING DETAILS
W6.0	PLANTING SPECIFICATIONS

EXISTING CONDITIONS PLAN

GRAPHIC SCALE (IN FEET)
0 15 30 60
SCALE: 1"=30'

NORTH

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- ▲A-# WETLAND FLAG LOCATION
- •TP-# SOIL TEST PIT LOCATION
- WETLAND BUFFER - STANDARD (75-FT)
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- STREAM BUFFER - STANDARD (100-FT)
- ⚐A-# STREAM OHWM FLAG LOCATION
- 100 EXISTING 2-FT CONTOURS
- DECIDUOUS - CONIFER EXISTING TREES & DRIPLINES
- EXISTING TREE CANOPY- ESTIMATED FROM AERIAL IMAGE

EXISTING BUFFER VEGETATION LEGEND

EXISTING TREE CANOPY WITHIN 100-FT STREAM BUFFER	4,841 SF
EXISTING MOWN GRASS WITHIN 100-FT STREAM BUFFER	14,196 SF
IMPERVIOUS SURFACE WITHIN 100-FT STREAM BUFFER	7,949 SF

NOT FOR CONSTRUCTION

THESE PLANS HAVE BEEN SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL. UNTIL APPROVED, THESE PLANS ARE:

SUBJECT TO REVISION

811 Know what's below. Call before you dig.

NOTES

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2. SITE PLAN PROVIDED BY CORE DESIGN, 1210. NE 195TH ST, SUITE 300, (425) 885-7877.
3. SOURCE DRAWING WAS MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.
4. THIS PLAN IS AN ATTACHMENT TO THE CRITICAL AREAS REPORT PREPARED BY TALASAEA CONSULTANTS IN JUNE 2021.

TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast – Woodinville, Washington 98077
Box (425) 861-7550 – Fax (425) 861-7549

CRITICAL AREAS MITIGATION
EXISTING CONDITIONS PLAN
MILANO ISSAQUAH APARTMENTS PROJECT
ISSAQUAH, WASHINGTON

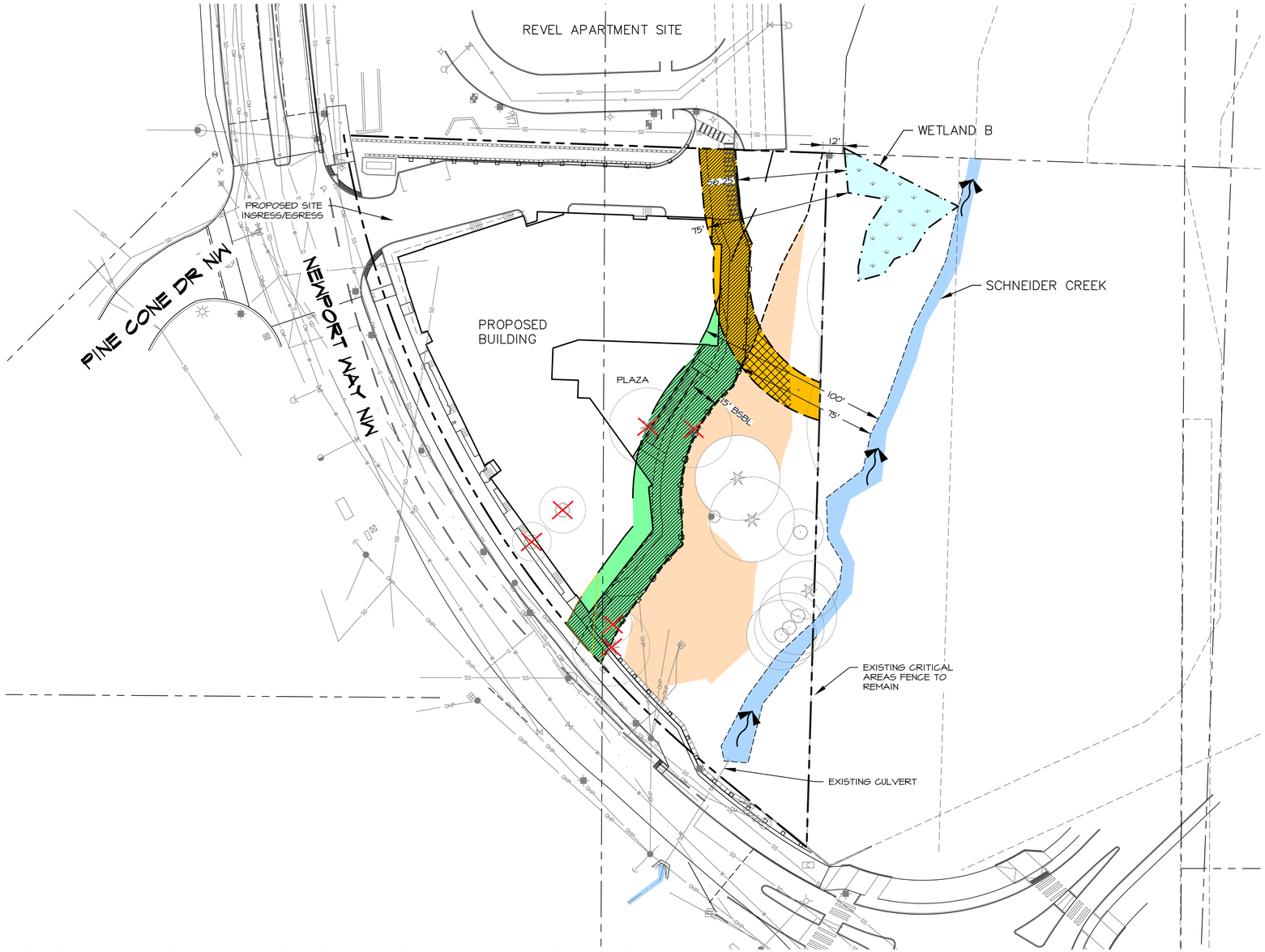
Revisions	Date	By
NEW SITE PLAN	3-17-2022	FH
IMPACTS UPDATE	4-27-2022	SL

Date 11-12-2021
Scale AS NOTED
Designed EP
Drawn FH
Checked EP
Approved JP

Project # 1816

Sheet # W1.0

SW ¼ SECT. 20, TWNSP. 24N, RANGE 06E. W.M.



PROPOSED SITE PLAN, IMPACTS & MITIGATION OVERVIEW PLAN

GRAPHIC SCALE (IN FEET)
0 15 30 60
SCALE: 1"=30'

NORTH

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- WETLAND BUFFER - REDUCED (56.25-FT)
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- STREAM BUFFER - STANDARD (100-FT)
- STREAM BUFFER - REDUCED (75-FT)
- PROPOSED 15-FT BUILDING SET BACK LIMITS (BSBL)
- EXISTING TREES (DECIDUOUS - CONIFER)
- EXISTING TREES TO BE REMOVED (DECIDUOUS - CONIFER)

IMPACTS LEGEND

TEMPORARY IMPACTS FOR BUFFER RESTORATION AND IMPERVIOUS SURFACE & EXISTING BUILDINGS REMOVAL	6,921 SF
FIRE, EMERGENCY, AND CONSTRUCTION ACCESS	5,519 SF
REDUCED WETLAND BUFFER AREA	2,850 SF
REDUCED STREAM BUFFER AREA	4,501 SF

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CRITICAL AREAS MITIGATION PLAN
PROPOSED SITE PLAN & IMPACTS OVERVIEW PLAN
MILANO ISSAQUAH APARTMENTS PROJECT
ISSAQUAH, WASHINGTON

Revisions	Date	By
NEW SITE PLAN	3-17-2022	FH
IMPACTS UPDATE	4-27-2022	SL

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Designed EP
Drawn FH
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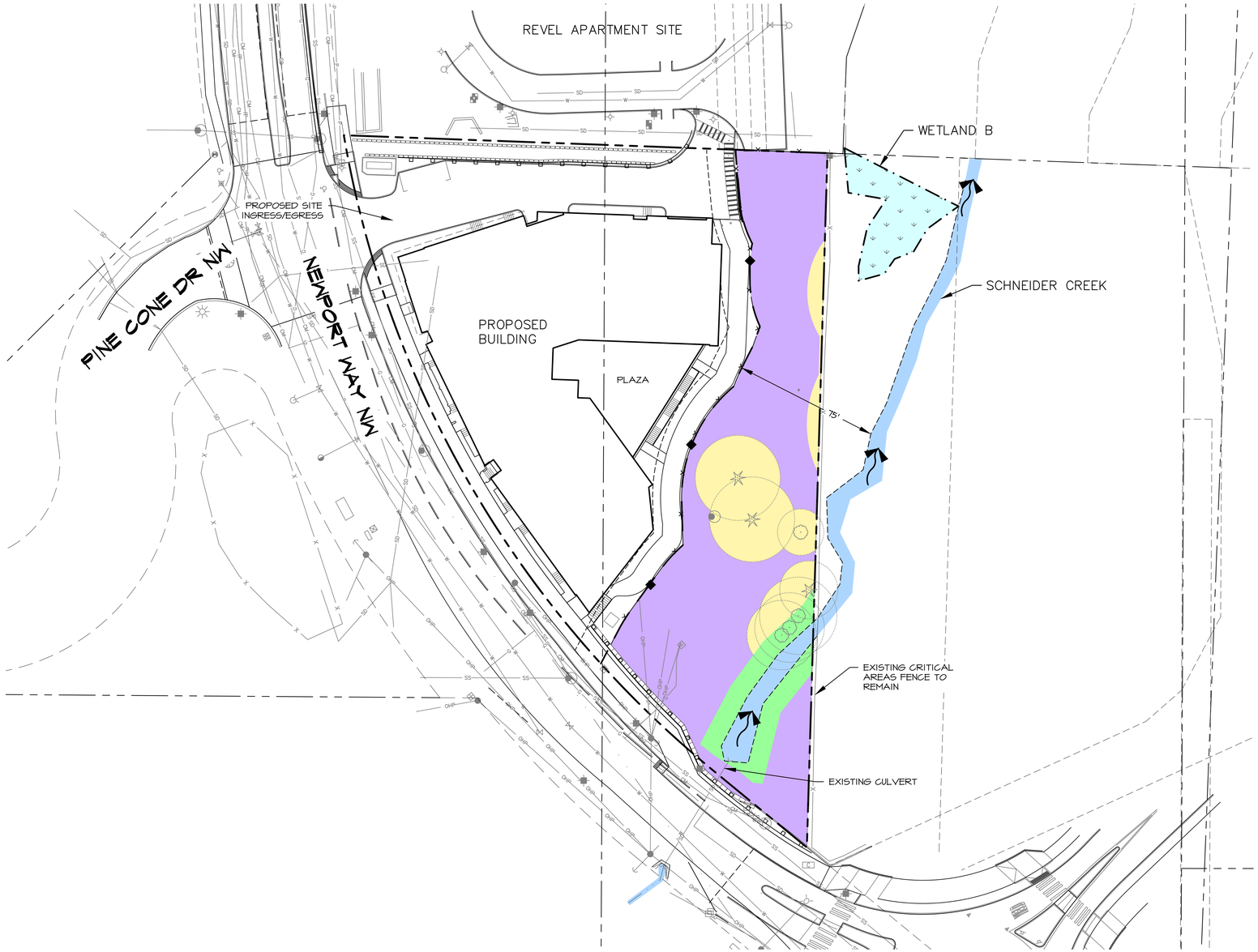
Project #1816

Sheet # W2.0

SW ¼ SECT. 20, TWNSP. 24N, RANGE 06E. W.M.



PROPOSED SITE PLAN & MITIGATION OVERVIEW PLAN

GRAPHIC SCALE (IN FEET)
0 15 30 60
SCALE: 1"=30'

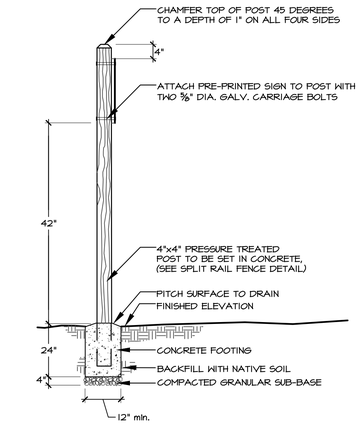
NORTH

PLAN LEGEND

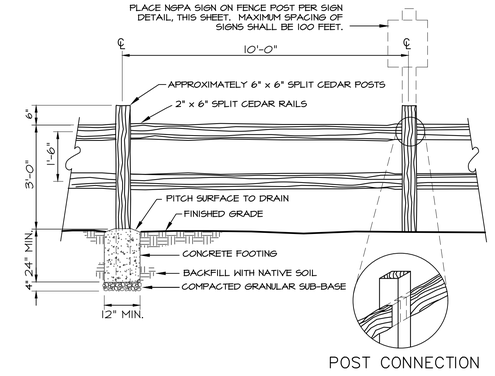
- PROPERTY LINE
- EXISTING WETLAND
- POST CONSTRUCTION BUFFER/ CRITICAL AREA FENCE (2/W2.1)
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- PROPOSED 15-FT BUILDING SET BACK LIMITS (BSBL)
- EXISTING TREES TO REMAIN (DECIDUOUS - CONIFER)
- EXISTING TREES TO BE REMOVED (DECIDUOUS - CONIFER)
- CRITICAL AREA SIGN - SEE DETAIL (1/W2.1)
- CRITICAL AREA FENCE - SEE DETAIL (2/W2.1)

MITIGATION LEGEND

BUFFER RESTORATION WITH SHADE TOLERANT SHRUBS & GROUNDCOVER	4,499 SF
BUFFER RESTORATION WITH TREES, SHRUBS, & GROUNDCOVER	14,136 SF
BUFFER RESTORATION WITH TREES, SHRUBS & GROUNDCOVER	1,726 SF



1 NGPA SIGN DETAIL TYP.
N.T.S.



2 SPLIT 2-RAIL FENCE DETAIL
N.T.S.

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Resource & Environmental Planning
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Box (425) 861-7500 – Fax (425) 861-7749

CRITICAL AREAS MITIGATION PLAN
PROPOSED SITE PLAN & MITIGATION OVERVIEW PLAN
MILANO ISSAQUAH APARTMENTS PROJECT
ISSAQUAH, WASHINGTON

Revisions	Date	By
NEW SITE PLAN	3-17-2022	FH
IMPACTS UPDATE	4-27-2022	SL

Date 11-12-2021
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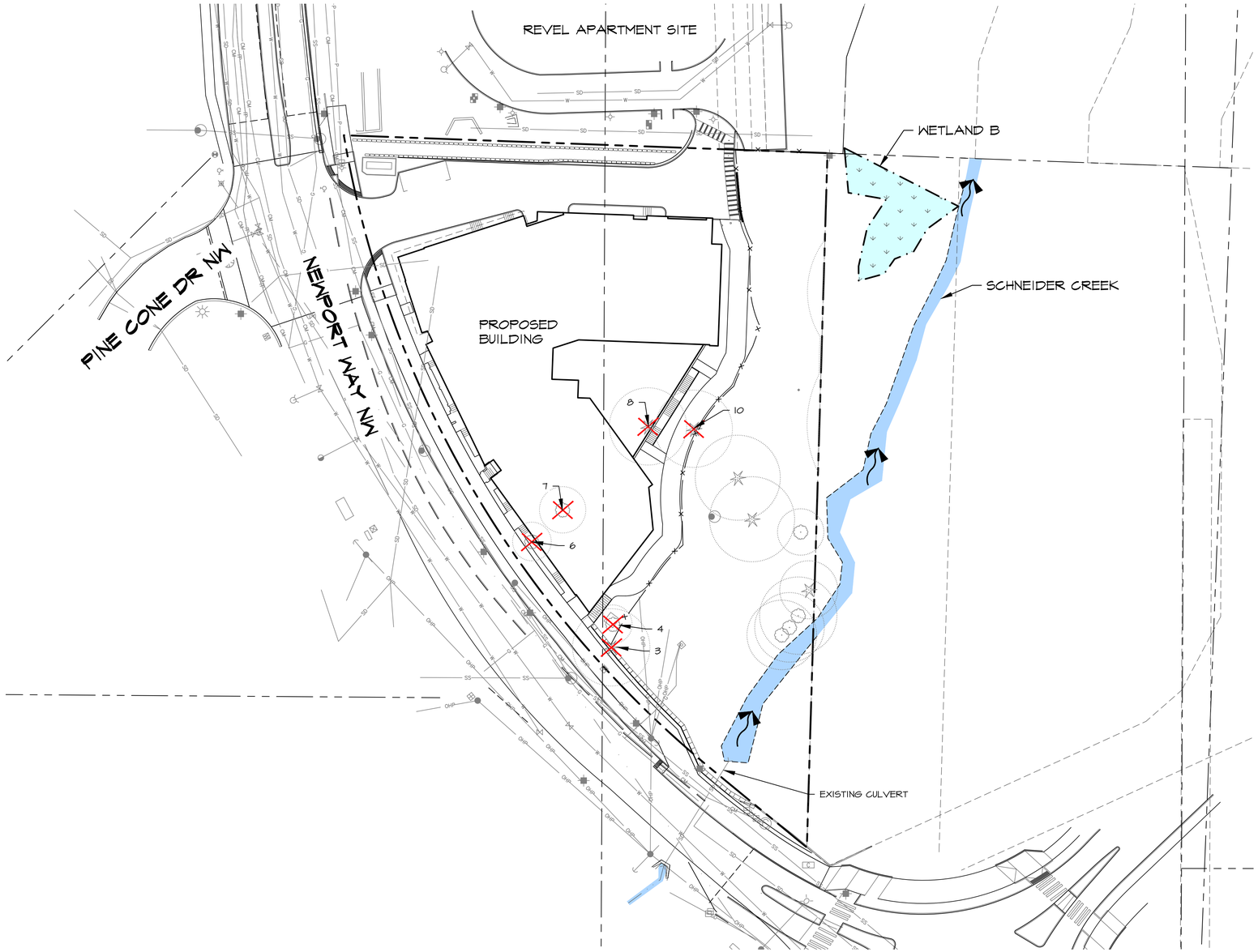
Designed EP
Drawn FH
Checked EP
Approved JP

Project #1816

Sheet # W2.1

SW ¼ SECT. 20, TWNSP. 24N, RANGE 06E. W.M.



MINIMUM TREE DENSITY

PER CIDDS 10.10

SITE AREA PER SURVEY	57,928 SF
LESS ROW DEDICATION	-2,682 SF
LESS CRITICAL AREA WITHIN 75' BUFFER	-21,250 SF
DENSITY INCREASE BONUS DEVELOPABLE AREA	14,875 SF
PROPOSED DEVELOPABLE SITE AREA	**48,871 SF**

MINIMUM TREE DENSITY = 4 - 6 INCH CAL. TREES PER 5,000 SF DEVELOPABLE AREA
= (48,871 SF/ 5,000 SF) X 4 = 234 INCHES
OR MINIMUM 50% (59) CONIFERS @ 7'-8' HEIGHT AND 59 - 2" CALIPER DECIDUOUS TREES

117 TREES

TREE RETENTION PLAN

GRAPHIC SCALE (IN FEET)
0 15 30 60
SCALE: 1"=30'

NORTH

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- WETLAND BUFFER - REDUCED (56.25-FT)
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- STREAM BUFFER - STANDARD (100-FT)
- STREAM BUFFER - REDUCED (75-FT)
- PROPOSED 15-FT BUILDING SET BACK LIMITS (BSBL)
- EXISTING TREES (DECIDUOUS - CONIFER)
- EXISTING TREES TO BE REMOVED (DECIDUOUS - CONIFER)

TREE RETENTION TABLE

TAG #	SPECIES	DBH	HEIGHT	AVERAGE CANOPY DIAMETER (FT)	CONDITION	PRESERVATION PRIORITY	SIGNIFICANCE	REMOVED
3	CL	19	85	21	FAIR	1	SIGNIFICANT	YES
4	CL	8	30	6	FAIR	3	SIGNIFICANT	YES
6	PT	11	25	8	FAIR	3	SIGNIFICANT	YES
7*	PD	10	12	0	DEAD	4	SIGNIFICANT	YES
8	PM	28	90	24	GOOD	2	SIGNIFICANT	YES
10	PM	27	95	15	GOOD	1	SIGNIFICANT	YES

* TREE NOT COUNTED TOWARDS RETENTION DUE TO DEAD CONDITION

CL	CHAMAECYPARIS LAWSONIANA
PD	PRUNUS DOMESTICA
PT	PINUS THUNBERGIANA
PM	PSEUDOTSUGA MENZIEII

TREE RETENTION CALCULATION

TOTAL SIGNIFICANT TREE DBH	93"
PER CIDDS 10.13 RETENTION REQUIRED 25% OF THE TOTAL DBH OF SIGNIFICANT TREES IN DEVELOPABLE SITE AREA	93" X 25% = 23.25"
REQUIRED TREE RETENTION**	10"

** AS CALCULATED PER CIDDS 10.13.A.1.a)
** PER CIDDS 10.13.B A MODIFICATION TO TREE RETENTION REQUIREMENTS WILL BE REQUESTED ON THE BASIS OF CRITERIA FOR MODIFICATIONS

NOT FOR CONSTRUCTION

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TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
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Box (425) 861-7500 - Fax (425) 861-7549

CRITICAL AREAS MITIGATION PLAN
TREE RETENTION PLAN
MILANO ISSAQUAH APARTMENTS PROJECT
ISSAQUAH, WASHINGTON

Revisions	Date	By
NEW SITE PLAN	3-22-2022	EP

Date 11-12-2021
Scale AS NOTED
Designed EP
Drawn EH
Checked EP
Approved JP

Project # 1816

Sheet # W3.0

SW ¼ SECT. 20, TWNSP. 24N, RANGE 06E. W.M.

CLEARING, GRUBBING, & HABITAT FEATURE PLAN

GRAPHIC SCALE (IN FEET)
0 15 30 60
SCALE: 1"=30'

NORTH

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND BOUNDARY
- WETLAND BUFFER - STANDARD (75-FT)
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- REDUCED BUFFER AND CRITICAL AREAS FENCING
- 15' BUILDING SETBACK LINE
- EXISTING TREES TO REMAIN (DECIDUOUS - CONIFER)
- PROPOSED CRITICAL AREA FENCE (2/PO2)
- CRITICAL AREA SIGNS - SEE DETAIL (1/PO1)

HABITAT FEATURES LEGEND

- WOODY DEBRIS (DOWN LOGS)
- STUMP - SEE DETAIL (2/PO2)

CLEARING AND GRUBBING LEGEND

	STRUCTURES TO BE DEMOLISHED, IMPERVIOUS SURFACES REMOVED, AND AREA TO BE DECOMPACTED BY MACHINE THROUGH 12-INCH SCARIFICATION	5,835 SF
	OPEN LAWN AREA TO BE GRUBBED VIA MACHINE TO REMOVE ROOT SYSTEM (4-6 INCHES DEPTH)	9,645 SF
	LAWN AREAS UNDER DRIPLINE OF TREES TO BE SPRAYED WITH HERBICIDE.	4,429 SF

NOTES FOR CLEARING, GRUBBING, AND HABITAT FEATURE INSTALLATION

PART 1: GENERAL

1.1 SEQUENCING

A. GENERAL CONSTRUCTION:
1. CONTRACTOR SHALL GIVE TALASAEA CONSULTANTS A MINIMUM OF TEN (10) DAYS NOTICE PRIOR TO BEGINNING CONSTRUCTION.
2. NO CONSTRUCTION WORK SHALL COMMENCE UNTIL THERE IS A MEETING BETWEEN THE CLIENT, TALASAEA CONSULTANTS, GENERAL, CLEARING, AND/OR EARTHWORK CONTRACTORS, AND THE LANDSCAPE CONTRACTOR. THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REVIEWED TO ENSURE THAT ALL PARTIES INVOLVED UNDERSTAND THE INTENT AND THE SPECIFIC DETAILS RELATED TO THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONSTRAINTS.
3. LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO: (1) INDEPENDENTLY VERIFY THE ACCURACY OF UTILITY LOCATIONS AND (2) DISCOVER AND AVOID ANY UTILITIES WITHIN THE MITIGATION PLAN AREA(S) THAT ARE NOT SHOWN, BUT WHICH MAY BE AFFECTED BY IMPLEMENTATION OF THE PLAN. SUCH AREA(S) ARE TO BE CLEARLY MARKED IN THE FIELD. TALASAEA CONSULTANTS SHALL REVIEW ANY CONFLICTS WITH THE APPROVED MITIGATION PLAN PRIOR TO START OF CONSTRUCTION.
4. A COPY OF THE APPROVED PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS, AND SHALL REMAIN ON SITE UNTIL PROJECT COMPLETION.
5. CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH ALL AGENCY STANDARDS, RULES, CODES, PERMIT CONDITIONS, AND/OR OTHER APPLICABLE ORDINANCES AND POLICIES.
6. THE PROJECT OWNER/APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION.
7. A QUALIFIED ECOLOGIST SHALL BE ON SITE, AS NECESSARY, TO MONITOR MITIGATION CONSTRUCTION AND APPROVE MINOR REVISIONS TO THE PLAN.
8. DURING CONSTRUCTION, THE CONTRACTOR MUST USE MATERIALS AND CONSTRUCTION METHODS THAT PREVENT TOXIC SUBSTANCES AND OTHER POLLUTANTS FROM ENTERING MITIGATION AREAS OR OTHER NATURAL WATERS OF THE STATE.
9. PREVENTATIVE MEASURES SHALL BE USED TO PROTECT EXISTING STORM DRAINAGE SYSTEMS, EXISTING UTILITIES, AND ROADS.
10. THE CONTRACTOR SHALL PROVIDE SEDIMENT AND EROSION CONTROLS AROUND THE PROJECT AREA PRIOR TO SOIL DISTURBANCE FROM CONSTRUCTION ACTIVITY.

B. MITIGATION CONSTRUCTION: THE FOLLOWING PROVIDES THE GENERAL SEQUENCE OF ACTIVITIES ANTICIPATED TO BE NECESSARY TO COMPLETE THIS MITIGATION PROJECT. SOME OF THESE ACTIVITIES MAY BE CONDUCTED CONCURRENTLY AS THE PROJECT PROGRESSES.
1. CONDUCT A SITE MEETING BETWEEN THE CONTRACTOR, TALASAEA CONSULTANTS, AND THE OWNER'S REPRESENTATIVE TO REVIEW THE PROJECT PLANS.
2. SURVEY CLEARING LIMITS.
3. INSTALL SILT FENCE AND ANY OTHER EROSION AND SEDIMENTATION CONTROL BMPS NECESSARY FOR WORK IN THE MITIGATION AREAS.
4. DEMOLISH ONSITE STRUCTURES AND FOUNDATIONS. REMOVE ALL DEBRIS FROM BUFFER.
5. CLEAR AND GRUB NON-NATIVE/INVASIVE VEGETATION FROM BUFFER
   5.1. REMOVE ANY ROAD BASE LEFT OVER FROM TEMPORARY CONSTRUCTION AND FIRE ACCESS. DECOMPACT SOILS UNDERNEATH THE ACCESS ROAD AND THE HOUSE FOUNDATION THROUGH SCARIFICATION TO A DEPTH OF 12 INCHES.
   5.2. LAWN AREAS WITH NO TREE CANOPY SHALL BE REMOVED MECHANICALLY TO A DEPTH SUFFICIENT TO REMOVE THE ROOT SYSTEM, BUT IN NO CASE MORE THAN 6 INCHES.
   5.3. LAWN AREAS UNDERNEATH TREE CANOPY SHALL BE SPRAYED WITH GLYPHOSATE HERBICIDE, TO AVOID DAMAGING ROOTS.
6. PLUG TOPSOIL AND LARGE WOODY MATERIAL.
7. COMPLETE SITE CLEANUP AND INSTALL PLANT MATERIAL AS INDICATED ON THE BUFFER MITIGATION PLANTING PLAN.
8. MULCH ENTIRE RESTORATION AREA AFTER PLANT MATERIAL IS INSTALLED.
9. INSTALL SPLIT-RAIL FENCE AND CRITICAL AREA SIGNS.

1.2 PROJECT CONDITIONS

A. PROTECTION AND MAINTENANCE OF OFF-SITE AREAS: CONTRACTOR SHALL ENSURE THAT CONSTRUCTION RELATED ACTIVITIES DO NOT DAMAGE OFF-SITE FEATURES OR ADJACENT VEGETATION. TALASAEA CONSULTANTS SHALL BE NOTIFIED IMMEDIATELY IF ACCIDENTAL DAMAGE OCCURS. CONTRACTOR SHALL ENSURE THAT ADJACENT ROADS ARE MAINTAINED AND KEPT CLEAR OF SOIL AND/OR OTHER DEBRIS AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH THE GOVERNING JURISDICTION'S CODES REGARDING STREET MAINTENANCE/CLEANING DURING CONSTRUCTION.

B. PLAN CHANGES AND MODIFICATIONS: ANY CHANGES OR MODIFICATIONS TO THE MITIGATION PLANS OR SPECIFICATIONS MUST RECEIVE PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE, TALASAEA CONSULTANTS, AND APPLICABLE AGENCIES.

1.3 WARRANTY

A. WARRANTY TERMS AND CONDITIONS: A CONTRACTOR-PROVIDED WARRANTY SHALL EXTEND FOR A PERIOD OF ONE YEAR FROM THE DATE OF PHYSICAL COMPLETION. PHYSICAL COMPLETION FOR THE WORK OF THIS SECTION IS THE DATE WHEN ALL CLEARING/GRUBBING, HABITAT FEATURE PLACEMENT, PLANTING, IRRIGATION, AND RELATED PHASES OF SUCH WORK HAVE BEEN COMPLETED AND ARE ACCEPTED BY THE OWNER'S REPRESENTATIVE, TALASAEA CONSULTANTS, AND APPLICABLE AGENCIES.

PART 2: PRODUCTS AND MATERIALS

2.1 HABITAT FEATURES

A. DOWN LOGS: DOWN LOGS SHALL BE CEDAR OR FIR SPECIES, HAVE A 20 FOOT MINIMUM LENGTH, WITH OR WITHOUT ROOTS, AND A MINIMUM DIAMETER OF 18 INCHES. BARK SHALL BE KEPT INTACT. ENDS THAT HAVE BEEN CUT SHALL BE DISTRESSED AND NOT BLUNT.

B. STUMPS: STUMPS SHALL BE EITHER PART-DECAYED, RELOCATED STUMPS, OR CUT LIVE ROOTWADS WITH A MINIMUM OF THREE FEET OF TRUNK 20 INCHES IN DIAMETER MINIMUM. ENDS THAT HAVE BEEN CUT SHALL BE DISTRESSED AND NOT BLUNT.

C. BOULDERS:
1. USE BOULDERS UNCOVERED FROM ON-SITE GRADING OPERATIONS, IF AVAILABLE.
2. ONE OR TWO-PERSON MINIMUM SIZE WITH TWELVE INCHES MINIMUM DIAMETER.

2.2 TOPSOIL

A. TOPSOIL: TOPSOIL THAT HAS BEEN STOCKPILED ON-SITE FOR REUSE IN PROJECT AREA(S) OR IMPORTED FROM OFF-SITE SOURCES SHALL BE FERTILE, FRIABLE, SANDY LOAM SURFACE SOIL, FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, ROOTS, STUMPS, STONES LARGER THAN 1 INCH IN ANY DIMENSION, LITTER, OR ANY OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

B. ORGANIC CONTENT: IMPORTED TOPSOIL SHALL CONSIST OF ORGANIC MATERIALS AMENDED AS NECESSARY TO PRODUCE A BULK ORGANIC CONTENT OF AT LEAST 10 PERCENT AND NOT GREATER THAN 20 PERCENT, AS DETERMINED BY AASHTO-T-194.

2.4 MULCH

A. BARK OR WOODCHIP MULCH SHALL BE DERIVED FROM DOUGLAS FIR, PINE, OR HEMLOCK SPECIES. THE MULCH SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO ANIMAL, PLANT LIFE OR WATER QUALITY. SAWDUST SHALL NOT BE USED AS MULCH.

B. MULCH SHALL BE MEDIUM-COARSE GROUND WITH AN APPROXIMATELY 3-INCH MINUS PARTICLE SIZE. FINE PARTICLES SHALL BE MINIMIZED SO THAT NOT MORE THAN 30%, BY LOOSE VOLUME, WILL PASS THROUGH A US NO. 4 SIEVE.

PART 3: EXECUTION

A. SURVEY/STAKE/FLAG LIMITS OF CLEARING:
1. PRIOR TO ANY CONSTRUCTION, A LICENSED SURVEYOR SHALL SURVEY, STAKE, AND FLAG CLEARING LIMITS. CLEARING LIMITS ARE DEPICTED ON THE MITIGATION PLANS. TALASAEA CONSULTANTS SHALL REVIEW AND APPROVE FLAGGING OF CLEARING LIMITS PRIOR TO ANY VEGETATION REMOVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATIONS OF VEGETATION TO BE SAVED AND REQUEST THAT TALASAEA CONSULTANTS MODIFY THE MITIGATION PLAN AS NECESSARY TO AVOID ALL SIGNIFICANT NATIVE VEGETATION.

B. FLAG AND PROTECT EXISTING VEGETATION TO REMAIN.
1. CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING DISTURBANCE TO EXISTING VEGETATION LOCATED OUTSIDE THE CLEARING LIMITS. NO REMOVAL OF ANY VEGETATION SHALL OCCUR WITHOUT PRIOR APPROVAL BY TALASAEA CONSULTANTS.
2. TALASAEA CONSULTANTS SHALL FLAG EXISTING VEGETATION TO REMAIN LOCATED WITHIN THE MITIGATION AREA. FLAGGED VEGETATION SHALL NOT BE DISTURBED, UNLESS APPROVED IN WRITING BY TALASAEA CONSULTANTS.
3. CONTRACTOR SHALL EXERCISE CARE TO PREVENT INJURY TO THE TRUNK, ROOTS, AND BRANCHES OF TREES AND SHRUBS TO REMAIN. ANY WOODY PLANT TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION SHALL BE TREATED IMMEDIATELY AFTER DAMAGE OCCURS, AND TALASAEA CONSULTANTS SHALL BE NOTIFIED OF INCIDENT. DAMAGE TREATMENT SHALL INCLUDE EVENLY CUTTING BROKEN BRANCHES, BROKEN ROOTS, AND DAMAGED TREE BARK. INJURED PLANTS SHALL BE THOROUGHLY WATERED AND ADDITIONAL MEASURES SHALL BE TAKEN, AS APPROPRIATE, TO AID IN PLANT SURVIVAL.

C. PLACE EROSION CONTROL MEASURES:
1. CONTRACTOR SHALL INSTALL SILT FENCING WHERE SHOWN ON THE ENGINEERING PLANS PRIOR TO ANY MITIGATION CONSTRUCTION ACTIVITY. OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY OR AS REQUIRED. TALASAEA CONSULTANTS SHALL VERIFY AND APPROVE LOCATIONS OF EROSION CONTROL MEASURES WITHIN MITIGATION AREAS PRIOR TO COMMENCING MITIGATION CONSTRUCTION. EROSION CONTROL MEASURES FOR MITIGATION WORK SHALL BE COORDINATED WITH EROSION CONTROL FOR CIVIL SITE WORK AS NECESSARY.
2. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES FOR THE DURATION OF THE PROJECT. THESE MEASURES SHALL REMAIN IN PLACE UNTIL AUTHORIZATION IS GIVEN BY TALASAEA CONSULTANTS FOR REMOVAL OR LOCATION ADJUSTMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL EROSION CONTROL MEASURES WITHIN AND/OR ADJACENT TO SENSITIVE AREAS WHEN AUTHORIZED BY TALASAEA CONSULTANTS.
3. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND/OR ALTERED AS REQUIRED BY TALASAEA CONSULTANTS TO ENSURE CONTINUED EROSION/SEDIMENTATION CONTROL.
4. WHERE POSSIBLE, NATURAL GROUND COVER VEGETATION SHALL BE MAINTAINED FOR EROSION CONTROL.

D. INVASIVE/NON-NATIVE VEGETATION REMOVAL FROM MITIGATION AREAS:
1. CONTRACTOR SHALL GRUB OUT ALL NON-NATIVE AND INVASIVE VEGETATION WITHIN BUFFER MITIGATION AREAS AS SHOWN ON THE MITIGATION PLANS, WITH THE EXCEPTION OF FLAGGED EXISTING VEGETATION TO REMAIN. IN AREAS OF EXISTING VEGETATION, CONTRACTOR SHALL REMOVE INVASIVE SPECIES INCLUDING, BUT ARE NOT LIMITED TO: SCOT'S BROOM, ENGLISH IVY, HIMALAYAN AND EVERGREEN BLACKBERRY, PURPLE LOOSESTRIFE, HEDGE BINDWEED (MORNING GLORY), JAPANESE KNOTWEED, CANADIAN THISTLE, AND CREEPING NIGHTSHADE. INVASIVE/NON-NATIVE VEGETATION SHALL BE REMOVED BY HAND WITH MINIMAL DISTURBANCE TO THE EXISTING NATIVE VEGETATION TO REMAIN. ALL ROOTS SHALL BE REMOVED TO THE MAXIMUM EXTENT PRACTICABLE.
2. REED CANARYGRASS CONTROL: REED CANARYGRASS SHALL BE MOWED CLOSE AND TREATED WITH AN HERBICIDE APPROVED FOR USE IN AQUATIC AREAS (E.G., RODEO, OR EQUAL). HERBICIDE TREATMENT SHALL BE APPLIED THREE (3) TIMES PRIOR TO PLANTING.
3. ALL GRUBBED VEGETATION SHALL BE EXPORTED FROM THE SITE AND DISPOSED OF IN AN APPROVED MANNER FOLLOWING ALL APPLICABLE LOCAL/STATE/FEDERAL REGULATIONS.
4. TALASAEA CONSULTANTS SHALL DESIGNATE ANY ADDITIONAL PLANT SPECIES TO BE REMOVED DURING MITIGATION CONSTRUCTION.

E. TOPSOIL
1. IN ALL CLEARED AND GRUBBED BUFFER MITIGATION AREAS, TOPSOIL SHALL BE IMPORTED TO PROVIDE A 4-INCH MINIMUM DEPTH. NOTE: PRIOR TO PLACING TOPSOIL, SUBGRADE SHALL BE DECOMPACTED OR SCARIFIED TO A MINIMUM DEPTH OF 12" IN AREAS WHERE EXISTING BUILDINGS WERE REMOVED AND WHERE THE TEMPORARY ACCESS ROAD WAS CONSTRUCTED.

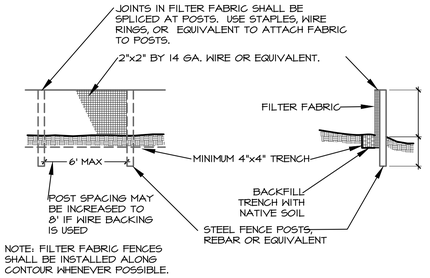
F. HABITAT FEATURES: PLACE HABITAT FEATURES UPON COMPLETION OF TOPSOIL AND/OR SOIL AMENDMENT PLACEMENT, AS DEPICTED ON THE MITIGATION PLANS AND DETAILS. TALASAEA CONSULTANTS SHALL APPROVE LOCATIONS PRIOR TO PLACEMENT.
1. DOWN LOGS: TO CUT/BREAK DOWN LOGS, FIRST SCORE THE LOG AT THE DESIRED LENGTH BY MECHANICAL MEANS, THEN SNAP THE LOG AT THE SCORED LOCATION TO CREATE A NATURAL LOOK TO THE BREAK. LIMIT BROKEN ENDS TO DISGUISE SAW CUTS. HABITAT FEATURES THAT HAVE BEEN CUT SHALL HAVE NO BLUNT ENDS.
2. STUMPS: STUMPS SHALL BE SET UPRIGHT.
3. BOULDERS: IF AVAILABLE, BOULDERS SHALL BE PLACED IN PILES AT LEAST 2 ROCKS DEEP (5 ROCK MIN. PER PILE), IN A MANNER THAT PROVIDES BOTH PHYSICAL STABILITY AND LARGE INTERNAL VOIDS.

G. MULCH CLEARED/GRUBBED BUFFER AREAS. TALASAEA CONSULTANTS SHALL BE PROVIDED A MULCH SAMPLE PRIOR TO IT BEING DELIVERED TO THE SITE. NO BUFFER AREAS SHALL BE SEEDED.
1. CONTRACTOR SHALL SPREAD MULCH OVER ALL GRADED BUFFER AREAS TO ACHIEVE A UNIFORM DEPTH OF 3 INCHES. NOTE: 3-INCH DEPTH IS THE MINIMUM AFTER SETTLING. IF MULCH IS INSTALLED BY BLOWER TRUCK IT SHALL BE INSTALLED AT A 4-INCH DEPTH TO PROVIDE A MINIMUM 3-INCH DEPTH AFTER SETTLING.

H. INSPECTIONS: PRIOR TO PLANT INSTALLATION, TALASAEA CONSULTANTS SHALL APPROVE ALL CLEARING/GRUBBING WORK AND HABITAT FEATURE PLACEMENT. IF ITEMS ARE TO BE CORRECTED, A PUNCH LIST SHALL BE PREPARED BY TALASAEA CONSULTANTS AND SUBMITTED TO THE CONTRACTOR FOR COMPLETION. AFTER PUNCH LIST ITEMS HAVE BEEN COMPLETED, TALASAEA CONSULTANTS SHALL REVIEW THE PROJECT FOR FINAL ACCEPTANCE OF PUNCH LIST ITEMS, AND PLANTING MAY THEN PROCEED.

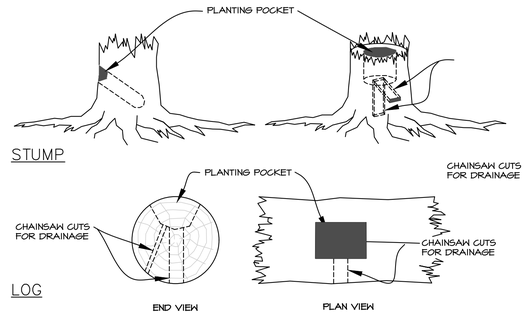
I. SOIL STABILIZATION: IF THERE IS A DELAY IN CONSTRUCTION FOR ANY REASON, CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL MEASURES, DRAINAGE, AND TEMPORARY IRRIGATION DURING CONSTRUCTION DELAY PERIOD, UNLESS OTHERWISE STATED IN WRITING.

SEE PLANTING PLAN ON SHEET W3.0 FOR PLANTING TYPICALS AND LAYOUTS.



SILT FENCE MAINTENANCE STANDARDS:
1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPSLOPE OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT POND.
3. CONTRACTOR SHALL CHECK THE UPSLOPE SIDE OF THE FENCE FOR SIGNS OF CLOGGING AND SUBSEQUENT CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION EXCEEDS 6" IN DEPTH.

1 SILT FENCE DETAIL
SCALE: NTS



2 STUMP & LOG WITH PLANTING POCKETS DETAIL
SCALE: NTS

NOT FOR CONSTRUCTION
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NOTES
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CRITICAL AREAS MITIGATION PLAN
CLEARING, GRUBBING, & HABITAT FEATURE PLAN
MILANO ISSAQUAH APARTMENTS PROJECT
ISSAQUAH, WASHINGTON

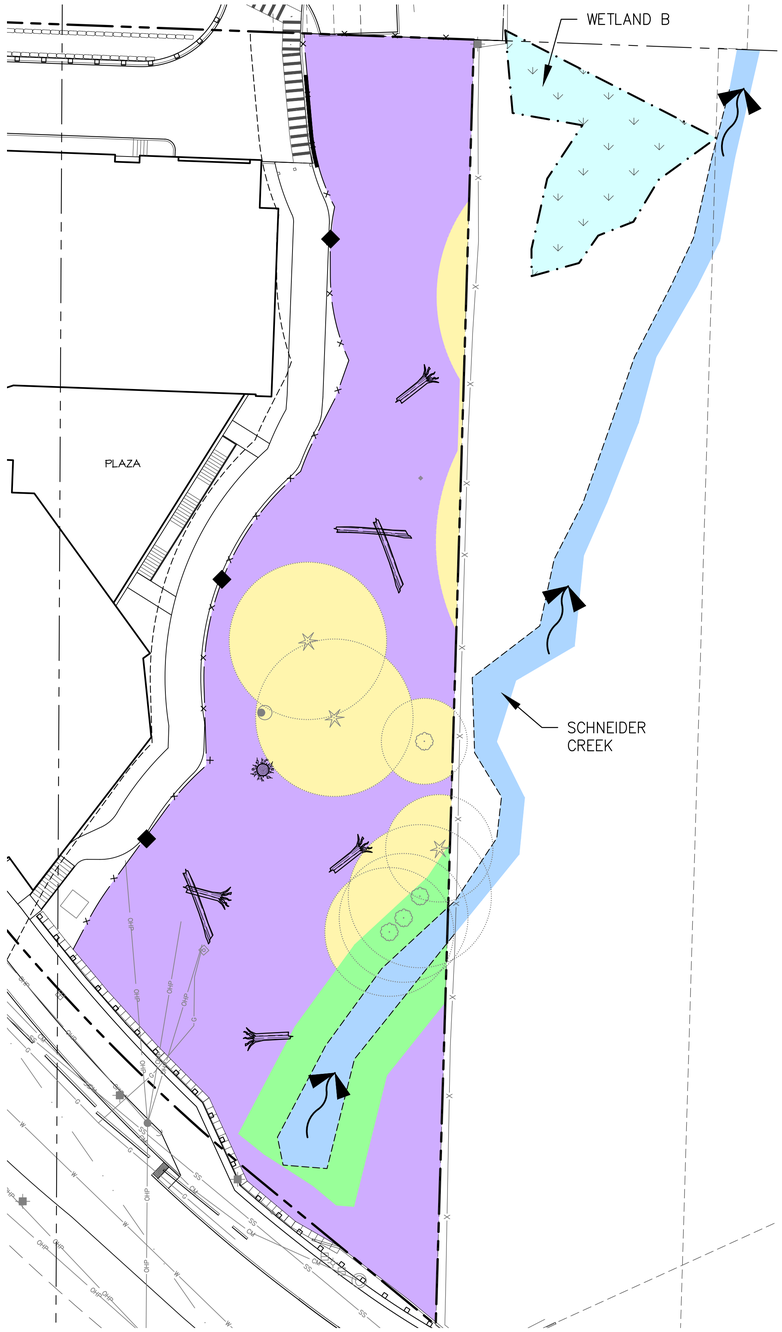
Revisions	Date	By
NEW SITE PLAN	3-17-2022	FH
IMPACTS UPDATE	4-27-2022	SL

Date 11-12-2021
Scale AS NOTED
Designed EP
Drawn FH
Checked EP
Approved JP

Project #1816

Sheet # W4.0

SW ¼ SECT. 20, TWNSP. 24N, RANGE 06E. W.M.



PLANT SCHEDULE

LARGE TREES

SCIENTIFIC NAME	COMMON NAME	WL STATUS	QTY AREA 1	QTY AREA 2	QTY AREA 3	SPACING	SIZE (MIN.)	NOTES
ACER MACROPHYLLUM	BIG LEAF MAPLE	FACU	-	9	-	AS SHOWN	5-6' HT.	SINGLE TRUNK, WELL BRANCHED
BETULA PAPYRIFERA	PAPER BIRCH	FAC	8	-	-	AS SHOWN	5-6' HT.	SINGLE TRUNK, WELL BRANCHED
PRUNUS EMARGINATA	BITTERCHERRY	FACU	-	9	-	AS SHOWN	5-6' HT.	SINGLE TRUNK, WELL BRANCHED
PSEUDOTSUGA MENZIESII	DOUGLAS FIR	FACU	-	36	-	AS SHOWN	4-5' HT.	B&B, FULL & BUSHY
THUJA PLICATA	WESTERN RED CEDAR	FAC	-	81	-	AS SHOWN	4-5' HT.	B&B, FULL & BUSHY

SMALL TREES/LARGE SHRUBS

SCIENTIFIC NAME	COMMON NAME	WL STATUS	QTY AREA 1	QTY AREA 2	QTY AREA 3	SPACING	SIZE (MIN.)	NOTES
ACER CIRCINATUM	VINE MAPLE	FAC	-	9	25	AS SHOWN	4' HT.	SINGLE TRUNK, WELL BRANCHED
AMELANCHIER ALNIFOLIA	SERVICEBERRY	FACU	-	9	-	5' O.C.	24" HT.	MULTI-CANE (3 MIN.)
CORYLUS CORNUTA	WESTERN HAZELNUT	FACU	-	27	35	AS SHOWN	4-5' HT.	SINGLE TRUNK, WELL BRANCHED
CRATAEGUS DOUGLASII	BLACK HAWTHORN	FAC	-	-	35	5' O.C.	24" HT.	MULTI-CANE (3 MIN.)
OEMLERIA CERASIFORMIS	INDIAN PLUM	FAU	-	36	30	5' O.C.	24" HT.	MULTI-CANE (3 MIN.)
SALIX SCOULERIANA	SCOULER WILLOW	FAC	30	-	-	3/SYMBOL	4' CUTTING	1" DIA. MIN., BARK INTACT
SAMBUCUS RACEMOSA	RED ELDERBERRY	FACU	-	9	10	5' O.C.	24" HT.	MULTI-CANE (3 MIN.)

MASSING SHRUBS

SCIENTIFIC NAME	COMMON NAME	WL STATUS	QTY AREA 1	QTY AREA 2	QTY AREA 3	SPACING	SIZE (MIN.)	NOTES
CORNUS ALBA	RED-OSIER DOGWOOD	FACW	19	-	-	4' O.C.	1 GAL.	MULTI-CANE (3 MIN.)
LONICERA INVOLUCRATA	BLACK TWIN-BERRY	FAC	-	99	-	4' O.C.	1 GAL.	MULTI-CANE (3 MIN.)
ROSA NUTKANA	NOOTKA ROSE	FAC	3	54	-	4' O.C.	1 GAL.	MULTI-CANE (3 MIN.)
ROSA PISOCARPA	CLUSTERED WILD ROSE	FAC	-	99	-	4' O.C.	1 GAL.	MULTI-CANE (3 MIN.)
RUBUS PARVIFLORUS	THIMBLEBERRY	FACU	-	45	-	4' O.C.	1 GAL.	FULL & BUSHY
RUBUS SPECTABILIS	SALMONBERRY	FAC	-	-	85	4' O.C.	1 GAL.	FULL & BUSHY
SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	FACU	-	45	-	4' O.C.	1 GAL.	MULTI-CANE (3 MIN.)

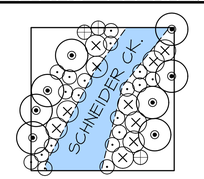
GROUND COVER

SCIENTIFIC NAME	COMMON NAME	WL STATUS	QTY AREA 1	QTY AREA 2	QTY AREA 3	SPACING	SIZE (MIN.)	NOTES
GAULTHERIA SHALLON	SALAL	FACU	216	1,721	552	22" O.C.	1 GAL.	FULL & BUSHY
POLYSTICHUM MUNITUM	SWORD FERN	FACU	215	1,721	552	22" O.C.	1 GAL.	FULL & BUSHY

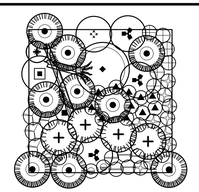
PLANTING DENSITY TABLE

	REQUIRED	PROPOSED
TREE PLANTING AREA	18,184 SF	
AREA WITHOUT TREES	1,726 SF	
TOTAL PLANTED AREA	19,910 SF	
TREES 9' O.C.	218	234
SHRUBS 6' O.C.	557	608
GROUNDCOVER 4' O.C.	4,977	4,977

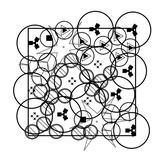
PLANTING TYPICAL



AREA 1
SCALE: 1"=20'
40' X 40'



AREA 2
SCALE: 1"=20'
40' X 40'



AREA 3
SCALE: 1"=20'
30' X 30'

PLANTING PLAN

GRAPHIC SCALE (IN FEET)
0 10 20 40
SCALE: 1"=20'

NORTH

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- WETLAND BUFFER - STANDARD (75-FT)
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- STREAM BUFFER - REDUCED
- BUILDING SET BACK LIMIT (BSBL) - 15 FT
- EXISTING TREES TO REMAIN (DECIDUOUS - CONIFER)
- PROPOSED CRITICAL AREA FENCE (2 / 267)

HABITAT FEATURES LEGEND

- WOODY DEBRIS (DOWN LOGS)
- STUMP - SEE DETAIL (2 / 280)

NOT FOR CONSTRUCTION

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CRITICAL AREAS MITIGATION PLANTING PLAN
MILANO ISSAQUAH APARTMENTS PROJECT
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Scale AS NOTED
Designed EP
Drawn FH
Checked EP
Approved JP

Project #1816

Sheet # W5.0

Milano Issaquah Apartments

SITE NOISE STUDY

Submitted to:

Hossein Khorram
Milano Apartments & Townhomes

7409 Greenwood Ave N, Suite A
Seattle, WA 98103
206.839.0819 ph

Document Information

FILE: Milano Issaquah Apartments Site Noise Study
PROJECT #: 20-7749
PREPARED BY: Alan Burt, P.E.

SIGNED: 

DATE: December 16, 2020

I. Introduction

The following report presents the result of the evaluation of exterior-to-interior noise levels for the Milano Issaquah Apartment project. The evaluation and analysis are based on Housing and Urban Development (HUD) Noise Assessment Guidelines.

II. Design Criteria

Exterior and interior noise levels in residential projects are commonly quantified using the Daytime Nighttime Equivalent Sound Level (DNL) descriptor. This is a 24-hour descriptor of sound levels in decibels (dBA) that averages sound during each hour and assigns a 10 dB penalty for noise made during sleeping hours between 10:00 pm and 7:00 am.

HUD Noise Assessment Guidelines

According to HUD Noise Assessment Guidelines, the degree of acceptability at a site is determined by the outdoor day-night average sound level (DNL) in decibels (dB).

The following table presents the site acceptability standards:

Acceptability	**DNL**	**Special approvals and requirements**
Acceptable	<65 dBA	None
Normally Unacceptable	65 – 75 dBA	5 dB additional attenuation for 65-70 DNL 10 dB additional attenuation for 70-75 DNL
Unacceptable	>75 dBA	Attenuation measures to be submitted on case-by-case basis

The HUD guidelines are established to ensure interior noise levels are DNL 45 or less (35 – 40 dBA hourly Leq levels).

Recommended hourly average levels for outdoor areas are 60 dBA or lower.

In addition, average noise levels from transient events should be less than 45 dBA to minimize interference with sleep and provide a quiet environment.

III. Project Site

The site is located at 2300 Newport Way NW in Issaquah, WA. The following is an aerial view of the site:

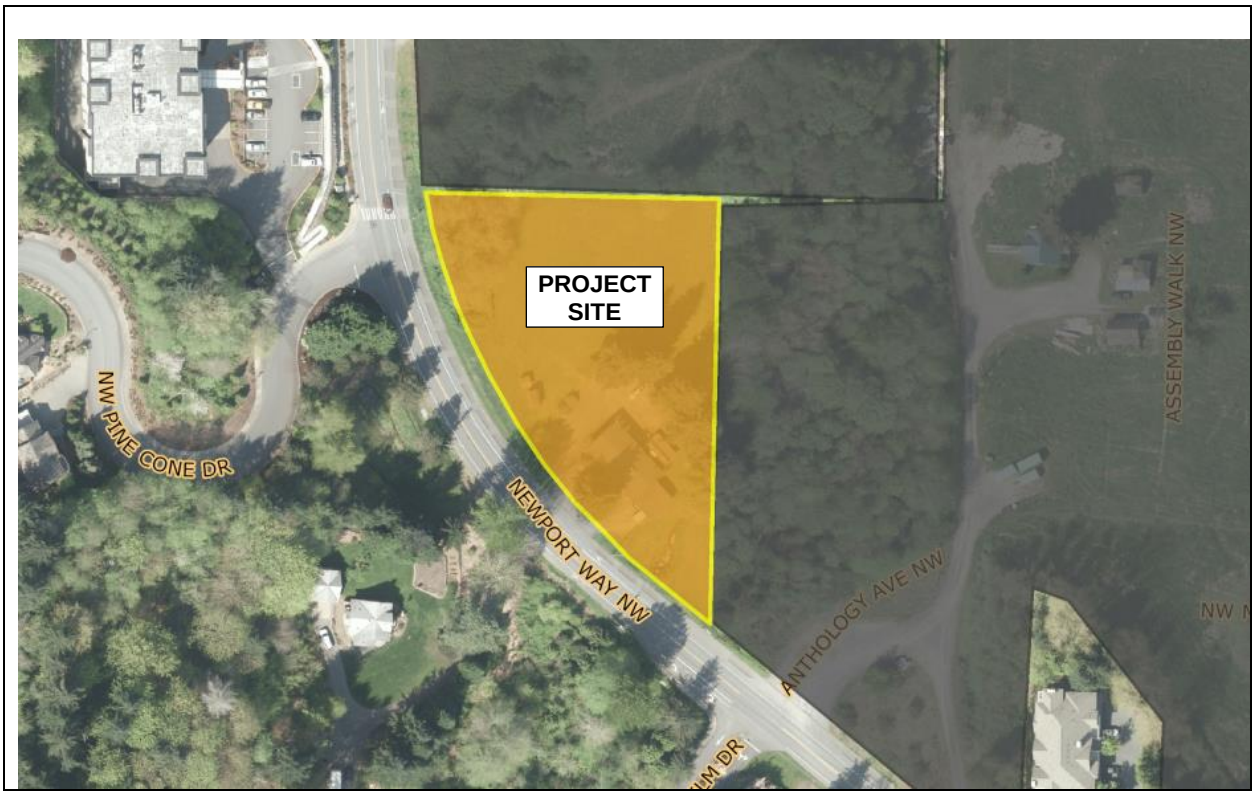


Figure 1: Site Plan

The major noise sources impacting the site include traffic from Newport Way NW and I-90.

IV. Exterior Sound Levels

Noise measurements were conducted between Tuesday, December 8 – Thursday, December 10, 2020. Long-term noise monitors were located at grade at the east end of the project site. These measurements were used to predict the DNL at the building faces as shown in the following figure:

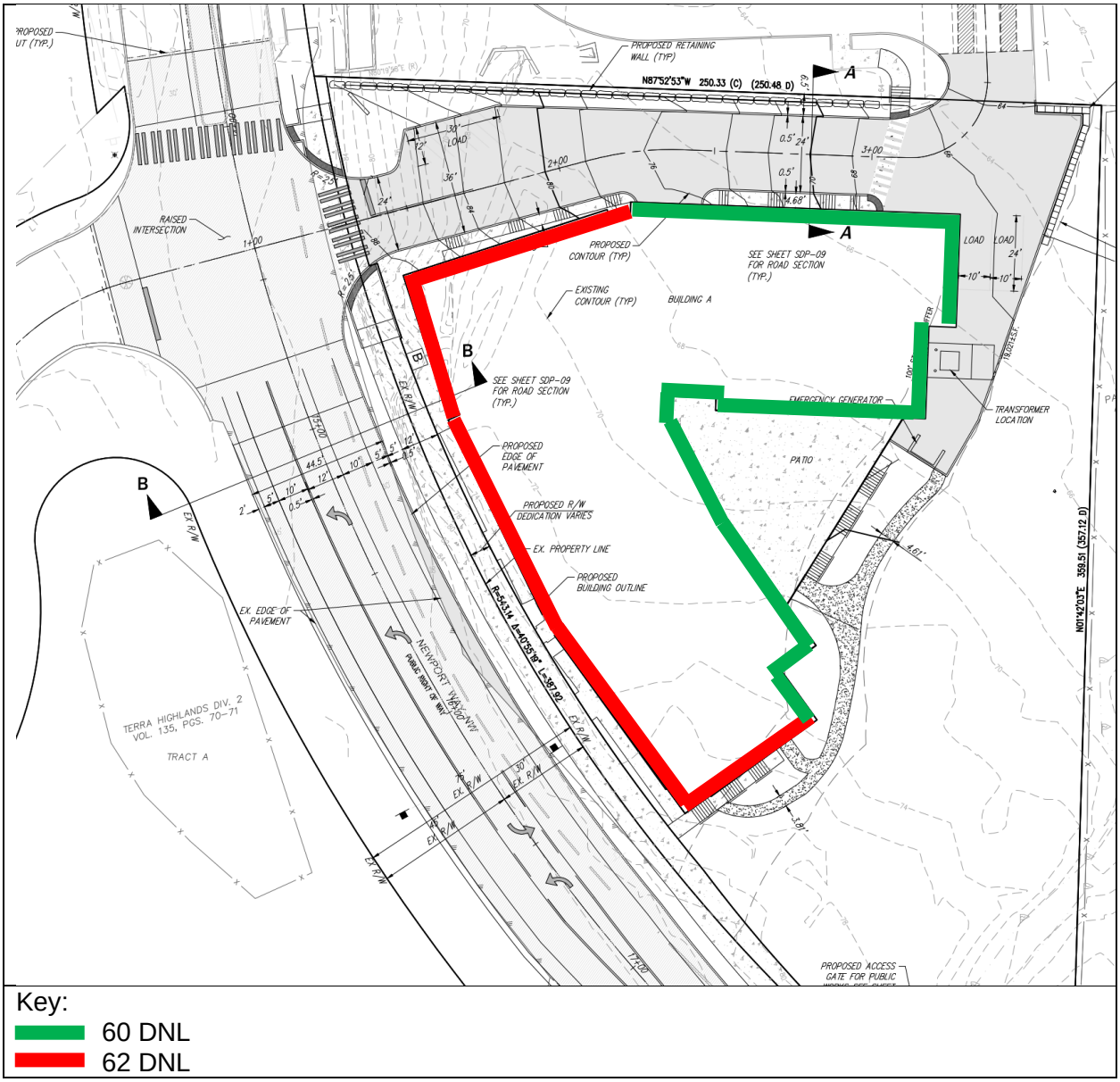


Figure 2: Predicted DNL Levels at Building Faces

As shown in Figure 2, noise levels at the building faces are predicted to be 60 - 62 DNL and are all within the acceptable threshold under HUD Guidelines.

Hourly average exterior noise levels at the patio area will be 60 dBA or less which meets the recommended level.

V. Exterior Noise Reduction Recommendations

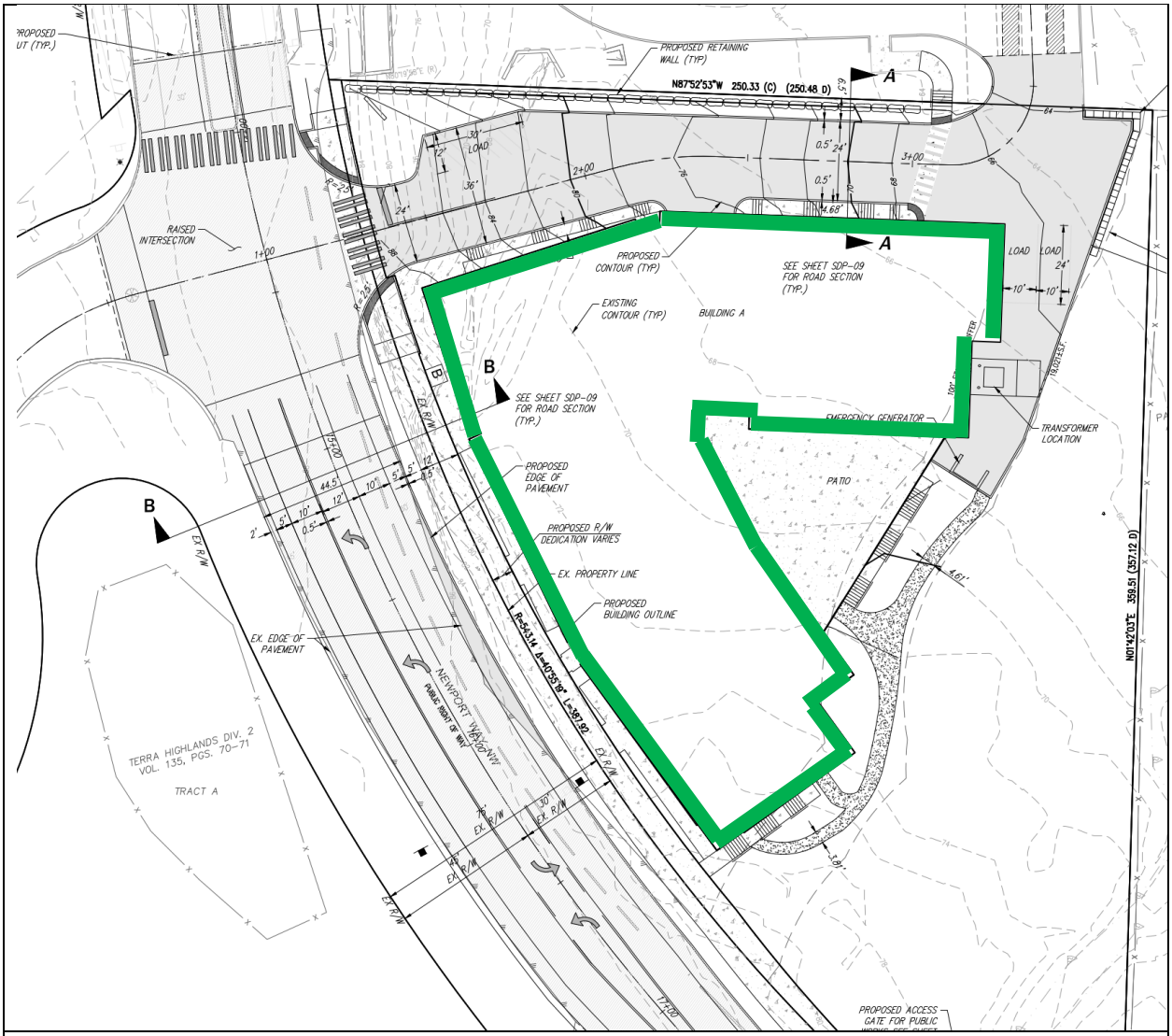
To ensure the noise levels remain within the range of levels that are within the recommended range of noise levels for residential use, construction methods for increased noise reduction will need to be implemented. The following are the recommended construction methods to achieve these requirements.

The required noise level reduction (NLR) is determined by the following equation:

$$DNL_{EXTERIOR} - DNL_{INTERIOR} + 5 = NLR \text{ (minimum 25 NLR)}$$

For example, to achieve an interior DNL of 45 dBA within the apartments with an exterior DNL of 70 dBA, the building envelope should provide a minimum Noise Level Reduction (NLR) of 35 dB.

The recommended NLR at each building face is presented in the figure below.



VI. Acoustical Design of Building Envelope

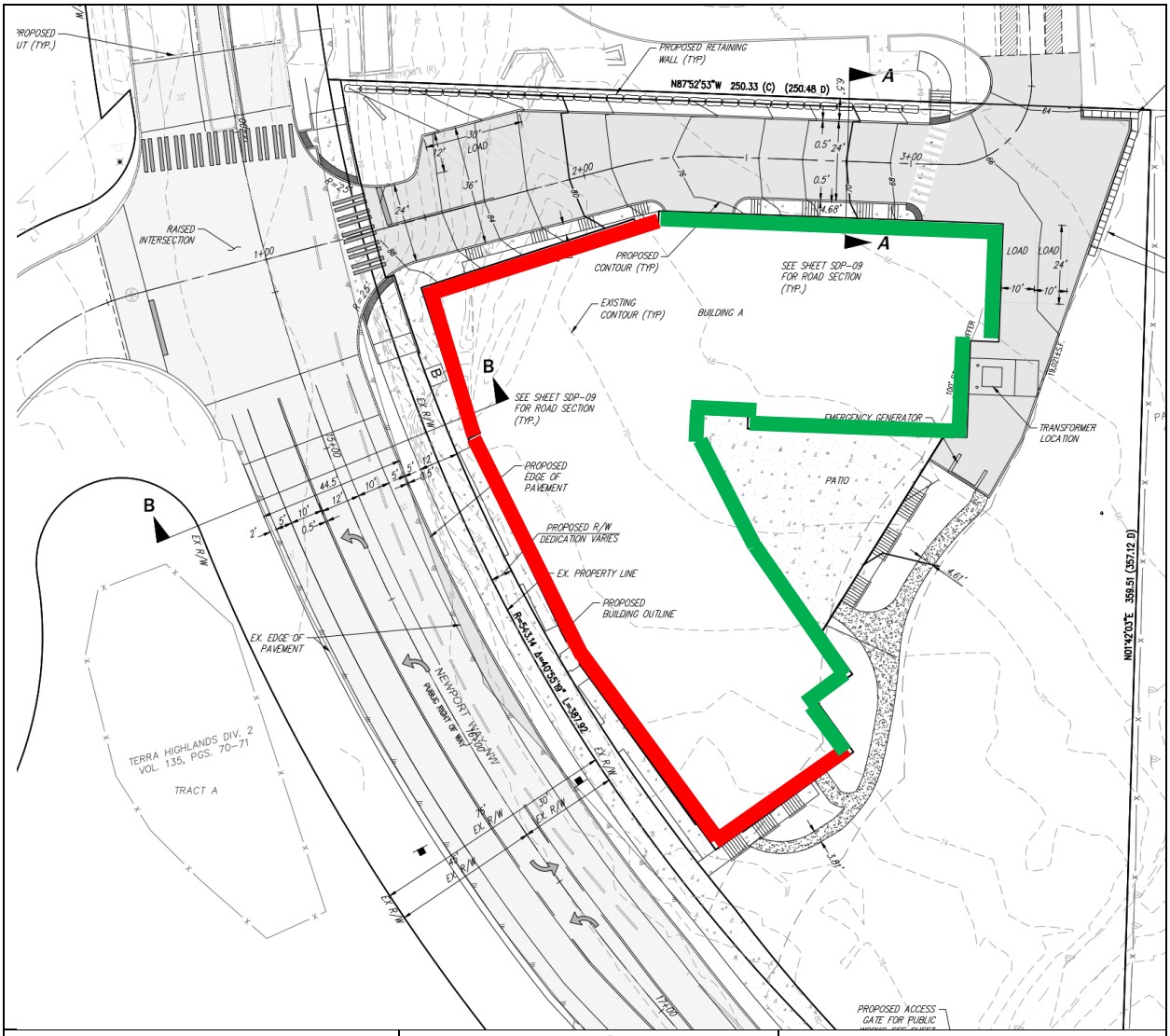
The following table presents the required minimum Sound Transmission Class (STC) ratings of the major building envelope elements to meet the NLR ratings.

	NLR = 25 dB
Building Element	**Required STC**
Exterior Walls	30
Windows	28 – 30
Doors	29
Roof/Ceiling	39

The west-facing units face toward Newport Way NW. The windows along this façade should have higher STC ratings than the recommended minimum to provide additional noise reduction for higher vehicle traffic events to meet the recommended 45 dBA interior level.

The following figure presents the recommended minimum Sound Transmission Class (STC) ratings of the major building envelope elements necessary to meet the NLR ratings and event noise reduction.

Figure 3: Recommended STC Ratings



Building Element	*Red*	*Green*
	STC	STC
Exterior Walls	30	30
Windows	33 – 36	28 – 30
Doors	33	29

Recommended Assembly Design:

The following are recommendations for the exterior wall and window assemblies.

Exterior Windows:

The following are recommended glazing configurations to meet the STC ratings for the western facing units (red facades). Standard glazing assemblies that meet current energy code will provide the STC-30 rating for the green facades.

STC 33 – 36 Windows

Glazing Configuration	STC Rating
1/8" – ½" AS – ¼" Pane	33
3/16" – 9/16" AS – ¼" Glass	33
3/16" – 7/8" AS – ¼" Glass	36

The following additional notes should be provided for the window assemblies:

- Windows are required to have a fixed sash or efficiently weather-stripped, operable sash. The sash shall be rigid and weather-stripped with material that is compressed airtight when the window is closed.
- Glass shall be sealed in an airtight manner with a non-hardening sealant or a soft elastomeric gasket or gasket tape.
- The perimeter of window and door frames shall be sealed airtight to the exterior wall construction with a sealant conforming to ASTM C920.
- Offset vents in the window frame, which consist of vents in the form of a convoluted air path, can be used for ventilation.

Exterior Walls:

Typical exterior wall construction (GWB, framing, insulation, exterior sheathing and siding) will achieve a minimum STC-40 rating which meets the specified NLR ratings.

Exterior Doors:

The level 1 exterior doors at the west facing residential units should be solid core wood or metal doors and include a full set of acoustical seals.

VI. Summary

The results of the environmental noise study indicate that the site falls within the acceptable range for HUD interior noise level requirements. Recommendations for improved windows are provided for units facing Newport Way NW that will benefit from improved noise reduction to reduce noise from louder vehicle traffic events. The recommendations provided in this report will ensure that the noise levels will be met and as such should be incorporated into the project documents.

Please contact us if you have questions or need further information.

APPENDIX I: ACOUSTICAL DESCRIPTORS

A-Weighted Decibel (dBA) Human exposure to noise is typically measured as an **A-weighted sound level** in units of decibels, symbolized as **dBA**. The A-weighting is a frequency-specific weighting that corresponds approximately to the sensitivity of human hearing at the various frequencies.

Sound levels vary significantly, depending on location and activities. Locations near highways or urban arterials may be 70 dBA, whereas quiet rural areas may be 40 dBA. People normally experience sound levels between about 30 and 90 dBA, depending on their activity. For example, a nearby noisy vehicle, radio or power tool may produce 90 dBA; normal conversation is about 55 to 65 dBA; and a bedroom or quiet office is about 30 to 40 dBA.

Loudness is judged by an average listener to double for each 10 dBA increase in sound level. For example, 60 dBA is judged to be twice as loud as 50 dBA and four times as loud as 40 dBA.

Leq When measuring noise that is fluctuating over time it is common practice to use a descriptor called **equivalent A-weighted sound level, Leq**. The Leq is that constant sound level in dBA, which contains the same amount of sound energy over a given time period as the measured fluctuating noise. Descriptors that are commonly used to describe noise from the environmental noise are the Leq(h), the 24-hour Leq and the Ldn. The Leq(h) is the average sound in dBA over a one hour period during the day or night. The 24-hour Leq is the average sound in dBA over a 24 hour period calculated using the hourly Leqs.

DNL/LDN: The day-night noise level (**DNL** or **Ldn**) is a 24-hour average with a 10 decibel penalty added to the hourly leqs between 10 pm and 7 am. These are the most common references in HUD guidelines, and Federal and State regulations.

STC/TL Considering the acoustic performance of a building element such as a wall or floor, the ability of the system to block the transmission of sound waves is important. The **sound transmission loss (TL)** of a material or building partition is a measure of sound isolation ability. Since TL is very frequency dependent, it is generally reported in the third octave frequency bands between, as a minimum, 125 Hz and 4,000 Hz. As a convenience, a single number rating method has been developed which allows a single value to be given to a transmission loss spectrum. This rating is referred to as the **sound transmission class (STC)** rating which has been defined in the American Society for Testing and Materials (ASTM) Standard E413. This standard defines a procedure for determining the STC rating for a TL spectrum by fitting a contour to the one-third octave band TL data.

APPENDIX II: SITE NOISE MEASUREMENTS

Long-term and short-term noise measurements were conducted between Tuesday, December 8 – Thursday, September 10, 2020. Long-term noise monitors were located at grade at the west side of the project site at location M1 and at the east side of the project at Location M2 as shown in the following figure. Short-term measurements were conducted at the monitor locations and around the site. Noise monitoring measurements were conducted with Svantek 971 integrating sound level meters and short-term measurements conduct with a Svantek 979 sound meter. The noise monitors collected hourly average levels over a 24-hour period, and Day-Night Noise Levels (DNL) were calculated from the hourly noise level measurements.

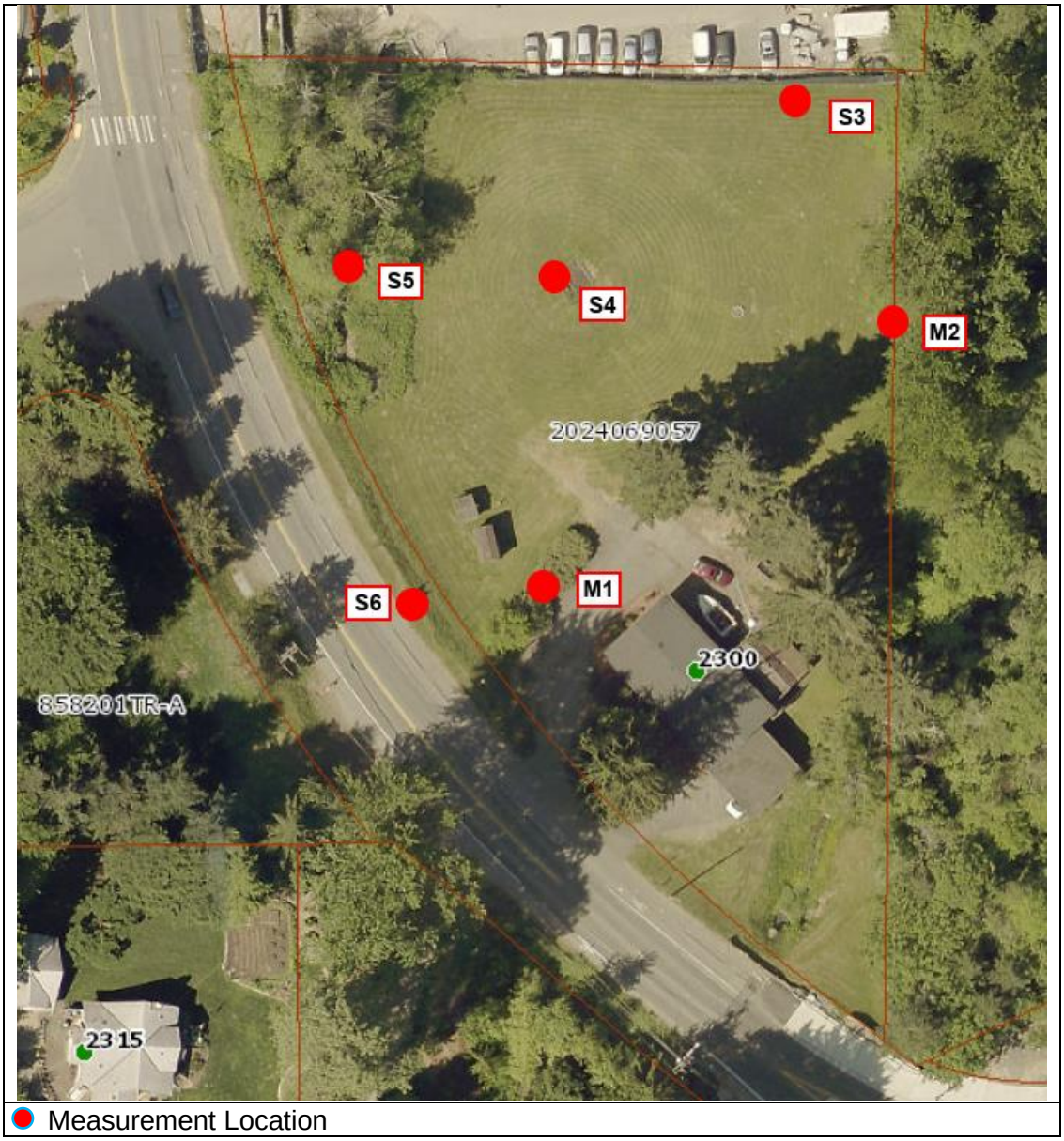


Figure 4: Measurement Locations

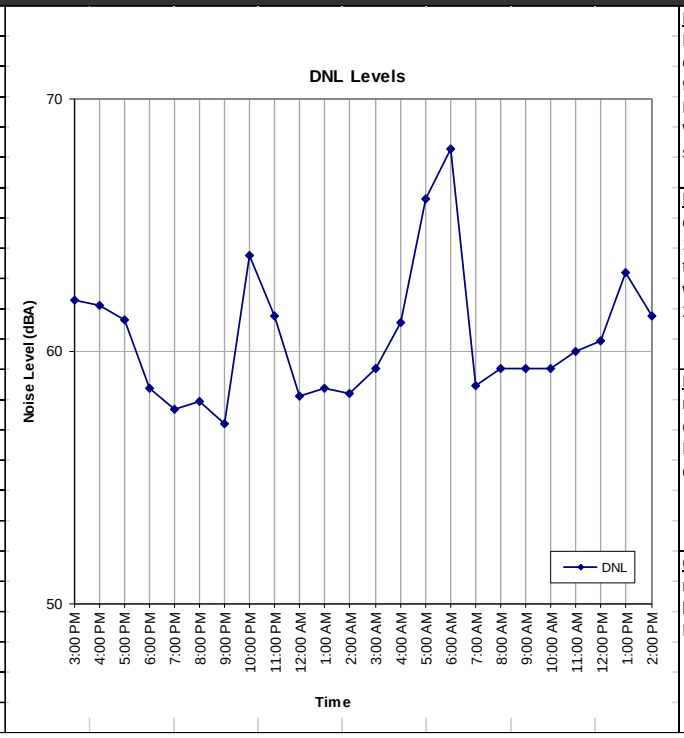
The hourly noise levels, resulting DNL level and measurement notes are provided on the following page.

DNL Calculation - M1 Day 1

Milano Issaquah Apartments

DNL: 62

Date	Time	Leq	DNL
12/8/20	3:00 PM	62	62
12/8/20	4:00 PM	62	62
12/8/20	5:00 PM	61	61
12/8/20	6:00 PM	59	59
12/8/20	7:00 PM	58	58
12/8/20	8:00 PM	58	58
12/8/20	9:00 PM	57	57
12/8/20	10:00 PM	54	64
12/8/20	11:00 PM	51	61
12/9/20	12:00 AM	48	58
12/9/20	1:00 AM	49	59
12/9/20	2:00 AM	48	58
12/9/20	3:00 AM	49	59
12/9/20	4:00 AM	51	61
12/9/20	5:00 AM	56	66
12/9/20	6:00 AM	58	68
12/9/20	7:00 AM	59	59
12/9/20	8:00 AM	59	59
12/9/20	9:00 AM	59	59
12/9/20	10:00 AM	59	59
12/9/20	11:00 AM	60	60
12/9/20	12:00 PM	60	60
12/9/20	1:00 PM	63	63
12/9/20	2:00 PM	61	61



Notes

Measurement: Measurement was conducted with a Svantek 971 Environmental Noise Monitor at 2300 Newport Way NW on the southwest side of the site

DNL: From Average Leq over 24-hour period with a 10 dBA penalty 10:00pm to 7:00am. DNL Calc was taken from a single 24 hour period.

Duration: The measurement was conducted between 3:00 PM on 12/8/2020 to 3:00 on 12/9/2020

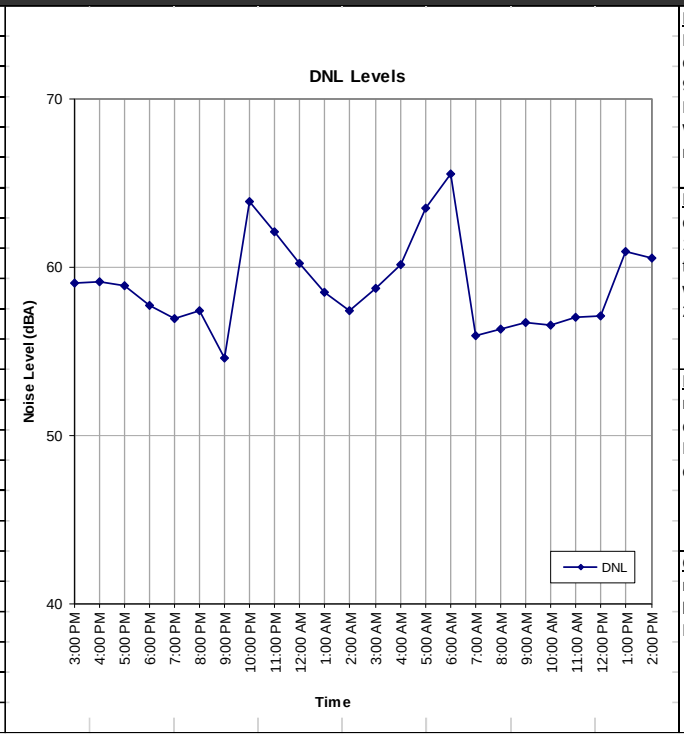
Observations: Major noise sources included local traffic from I-90 and Newport Way NW

DNL Calculation - M2 Day 1

Milano Issaquah Apartments

DNL: 60

Date	Time	Leq	DNL
12/8/20	3:00 PM	59	59
12/8/20	4:00 PM	59	59
12/8/20	5:00 PM	59	59
12/8/20	6:00 PM	58	58
12/8/20	7:00 PM	57	57
12/8/20	8:00 PM	57	57
12/8/20	9:00 PM	55	55
12/8/20	10:00 PM	54	64
12/8/20	11:00 PM	52	62
12/9/20	12:00 AM	50	60
12/9/20	1:00 AM	49	59
12/9/20	2:00 AM	47	57
12/9/20	3:00 AM	49	59
12/9/20	4:00 AM	50	60
12/9/20	5:00 AM	54	64
12/9/20	6:00 AM	56	66
12/9/20	7:00 AM	56	56
12/9/20	8:00 AM	56	56
12/9/20	9:00 AM	57	57
12/9/20	10:00 AM	57	57
12/9/20	11:00 AM	57	57
12/9/20	12:00 PM	57	57
12/9/20	1:00 PM	61	61
12/9/20	2:00 PM	61	61



Measurement: Measurement was conducted with a Svantek 971 Environmental Noise Monitor at 2300 Newport Way NW on the northeast side of the site

DNL: From Average Leq over 24-hour period with a 10 dBA penalty 10:00pm to 7:00am. DNL Calc was taken from a single 24 hour period.

Duration: The measurement was conducted between 3:00 PM on 12/8/2020 to 3:00 on 12/9/2020

Observations: Major noise sources included local traffic from I-90 and Newport Way NW

The following table presents a summary of the short-term measurements:

Location	Source/Event	Leq (dBA)
M1	Traffic on I-90 and Newport Way	63
M2	Traffic on I-90	61
S3	Traffic on I-90	61
S4	Traffic on I-90 and Newport Way	60
S5	Traffic on I-90 and Newport Way	61
S6	Traffic on Newport Way	70